PLANNING AND ZONING BOARD AGENDA

June 01, 2026 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/1371/Public-Comments *(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

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - May 4, 2026

BOARD ACTION/DISCUSSION ITEMS

2. Florida Power and Light - Master Site Plan Major Amendment

COMMENTS FROM THE BOARD

ADJOURNMENT

PLANNING AND ZONING BOARD MINUTES

May 4, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT:	JIM EHRET, CHAIR STEVE BAUCH, BOARDMEMBER NANCY GRABOSKI, BOARDMEMBER ROBERT REIMERS, BOARDMEMBER *(Via Zoom)* WILLIAM HUVAL, ALTERNATE BOARDMEMBER
ALSO PRESENT:	FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING TG LAW PLLC, TOWN ATTORNEY STEPHEN MAYER, PRINCIPAL PLANNER CAITLIN COPELAND-RODRIGUEZ, ACTING TOWN MANAGER IAN COMP, TOWN CLERK DESIGNEE
ABSENT:	CAROL RUDOLPH, VICE CHAIR
AUDIENCE: 6	

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

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

COMMENTS FROM THE TOWN ATTORNEY AND STAFF

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Board). The Board will not discuss these items at this time.

Public Comments Opened at 4:01pm.

Public Comments Closed at 4:01pm.

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - April 6, 2026

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

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

2. Ordinance 798 - Amendment to the Town of Juno Beach Comprehensive Development Plan, Infrastructure Element, to update and implement its ten (10)-year Water Facilities Supply Work Plan.

   (See attached handouts from resident Diana Davis.)

   MOTION: *Huval/Bauch made a motion to recommend approval of Ordinance No. 798 to the Town Council.*
   ACTION: *The motion passed unanimously.*

   MOTION: *Graboski/Reimers made a motion to recommend that the Town Council review and take a harder look at the section and make any revisions they feel appropriate.*
   ACTION: *The motion passed unanimously.*

3. Appearance Review – Michael Bates – Cocoanut Avenue (PCN # 228-43-41-28-10-015-0030)

   MOTION: *Reimers/Huval made a motion to approve the proposed application for a new two-story single-family home at 2,957 square feet in size, to be located in New Palm Beach Heights.*
   ACTION: *The motion passed unanimously.*

COMMENTS FROM THE BOARD - *None*

ADJOURNMENT

Chair Ehret adjourned the meeting at 4:52pm.

_____ _____

Jim Ehret, Chair Ian Comp, Town Clerk Designee

DRAFT

TOWN OF JUNO BEACH

PUBLIC COMMENT CARD

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

AGENDA ITEM #: 2 **DATE:** 5-4-2026

NAME: Diana Davis **PHONE NO.:** 5613106138

REPRESENTING (IF APPLICABLE):

ADDRESS: 440 Sunset Way

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK

Diana Davis

Provided by Diana Davis at the 5-4-2026 PZ Meeting

INFRASTRUCTURE

(Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water and Natural Groundwater Aquifer Recharge)

GOAL: ~~Existing and needed future public facilities shall be provided and maintained in a manner to: (1) provide consistent service levels throughout the Town; (2) protect public and private investments; (3) promote orderly, compact urban growth; and (4) ensure the health, safety and welfare of Town residents.~~

From Town of Palm Beach: (p.171)The Infrastructure Element of the Town of Juno Beach Comprehensive Plan has been developed based upon the identification and analysis of the appropriate public facilities and their service areas, design capacities, and the ability to maintain standards required by Federal, State, County and Town regulations, all provided within each Sub-Element. This Element provides the framework necessary to ensure adequate public facilities and services are available for the current and future residents of the Town of Juno Beach. The Infrastructure Element is comprised of the Sub-Elements for Drainage (Stormwater Management), Potable Water, Sanitary Sewer, and Solid Waste. The Town of Juno Beach contains no significant Natural Groundwater Aquifer Recharge Area. Irrespective, specific standards and governmental actions geared to stabilizing water table levels in surficial deposits are addressed in the Potable Water Element.

Objective 1: To ensure concurrency through the land development permitting ~~approval~~ process, prior to ~~at~~ the time a building permit is issued, and to ensure adequate public facility capacity is available or will be available, at the time of occupancy.

Policy 1.1: Public facility Level of Service (LOS) standards, as displayed on TABLE 2, are hereby adopted and shall be used as the basis for estimating the availability of capacity needed prior to approval and demand generated by a proposed development project.

Policy 1.2: All development and/or redevelopment activities may only ~~shall~~ be undertaken if there is capacity to meet the ~~in a manner consistent with~~ adopted LOS standards.

Policy 1.3: The Planning & Zoning Department and Public Works Department shall, in cooperation with public utility service providers, develop procedures to update facility demand and capacity information prior to ~~as~~ development permits being ~~are~~ issued.

Policy 1.4: Unless specifically permitted by Palm Beach County Environmental Control Rule #1, prohibit the installation of additional septic tank systems within the

Town and require all new developments to be served by a central wastewater system.

Policy 1.5: Prohibit the installation of new wells for potable water use. However, replacement or repair of existing wells for this purpose shall be permitted until such time requirements are established to connect into a central system. Require all new developments to be served by a central potable water system.

Policy 1.6: As part of site plan review, the Town shall require applicants to obtain written comments from applicable potable water, sanitary sewer, stormwater, and solid waste service providers. Prior to issuance of a certificate of occupancy, the Town may require evidence that required utility improvements have been accepted by the appropriate provider and that developer obligations have been satisfied.

Policy 1.6a: Consistent with health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new developments no later than the issuance by the Town of a Certificate of Occupancy (CO) or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the applicant shall provide proof to the Town ~~shall consult with~~ the appropriate water utility to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of the Town's Certificate of Occupancy or its functional equivalent. ~~The Town may meet the concurrency requirement for sanitary sewer through the use of on-site sewage treatment and disposal systems approved by the Department of Health to serve new development.~~

TABLE 2

LEVEL OF SERVICE STANDARDS

POTABLE WATER

The Town has established minimum commitments of water supply for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

Jupiter Water Department Service Area:

- 153 gallons per day per capita (residential)
- 100 gallons per day/1000 square feet (commercial/industrial)

Seacoast Utility Authority Service Area:

- 189 gallons per day per capital (all uses)

Potable water service areas are more clearly outlined in Figure 5.1

SANITARY SEWER

The Town has established minimum commitments of sanitary sewer levels of service for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

Loxahatchee River District (LRD):

- 150 gallons per capita per day

Seacoast Utility Authority:

- 107 gallons per capita per day

Sanitary sewer service areas are more clearly identified in Figure 5.2.

Individual Systems:

Average Day Sewage Generation Rate

One (1) septic tank per lot based on a minimum lot criteria established in Palm Beach County Environmental Rule #1.

The use of existing, properly constructed and functioning septic tank systems within the Town is acceptable; however, when analysis indicates that septic tank systems are adversely impacting the environment according to State Water Quality Standards (Chapter 62-302, FAC for surface water, Chapter 62-520, FAC for groundwater and Chapter 64E-9, FAC for bathing places) and that public health standards are endangered, septic tank systems causing the situation will be repaired or replaced.

When a central sanitary sewer system becomes available to currently non-serviced areas, or the current septic tank systems fail to meet Water Quality Standards and endanger the public health, hook-up to the central system shall be required; and, the Palm Beach County LOS Standard of 100 gallons per capita per day shall be the standard implemented.

STORMWATER MANAGEMENT

Design Storm
(in existing developed areas)

Level of Service (LOS)

Northern/Southern Drainage Areas:	Five (5) year frequency, 24 hour duration (one-day); rainfall intensity curve.
Central Drainage Area:	Three (3) year frequency, 24-hour duration (one-day); rainfall intensity curve.

Design Storm (for future development of existing vacant areas)

The Town is implementing higher LOS standards in light of increased rainfall intensity, sea level rise, higher groundwater elevations, king tides, compound flooding and vulnerability assessment findings

Northern/Southern Drainage Areas:	Level of Service (LOS)
1.99 acres & Below	Ten (10) ~~Five (5)~~ Year Frequency, ~~24 hour duration~~ 72 hour duration (3 Day) ~~(1 Day)~~; rainfall intensity curve.
2.0 – 5.99 Acres	Ten (10) ~~Five (5)~~ Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
6.0 – 9.99 Acres	Ten (10) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
10.0 Acres + (or any public drainage Or redevelopment project)	Twenty-five (25) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.

Central Drainage Area:	Level of Service (LOS)
1.99 acres & Below	Ten (10) ~~Three (3)~~ Year Frequency, ~~24 hour duration (1 Day)~~ 72 hour duration (3 day); rainfall intensity curve.
2.0 – 5.99 Acres	Ten (10) ~~Three (3)~~ Year Frequency, ~~24 hour duration (1 Day)~~ 72 hour duration (3 day); rainfall intensity curve.
6.0 – 9.99 Acres	Ten (10) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
10.0 Acres + (or any public Drainage or redevelopment project)	Twenty-five (25) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.

FLOOD PROTECTION

All Areas: All developments that are wholly within or partially within any flood hazard area shall follow the Floodplain Management Ordinance of the Town of Juno Beach.

WATER QUALITY

The Town shall comply with the South Florida Water Management Districts (SFWMD) requirements for stormwater quality and permitting as may be amended identified under Part IV Chapter 373, Florida Statutes, and Rules Chapter 40E-4, and 40E-40, Florida Administrative Code; and the Florida Department of Environmental Protection water quality standards under Chapter 403, Florida Statutes; and Chapters 62-302 and 62-303, Florida Administrative Code (Florida Department of Environmental Protection), for surface water, groundwater, and potable water, as may be amended.

*Based upon best available information.

Objective 2: To maintain a five (5) year schedule of capital improvement needs, to be updated annually, in conformance with the CAPITAL IMPROVEMENTS element (CIE). Capital improvements needs are defined as: (1) those improvements necessary to correct existing deficiencies in order to provide the appropriate public facilities and the ability to maintain standards required by Federal, State, County and Town regulations. ~~maximize the use of existing facilities; or, (2) those improvements necessary to meet projected future needs without encouraging urban sprawl.~~

Policy 2.1: Existing and potential deficiencies will be addressed by undertaking the following activities:

Sanitary Sewer –Any capital improvements projected to Loxahatchee River District (LRD) or Seacoast Utility Authority sanitary sewer system located within the corporate limits of the Town of Juno Beach shall be listed and identified in the Capital Improvement Plan within the CIE.

Solid Waste – The program for centralized collection of ~~toxic~~ household and commercial wastes shall be maintained. Encourage recycling programs and Continue to request that the Solid Waste Authority of Palm Beach County (SWA) maintain a program for refuse separation and recycling within the Town, including vegetation wastes and bulk pick up.

Stormwater Management –Institute a program of annual inspections of the drainage system throughout Town as a means of monitoring the efficiency of the system. Results of the inspections and other general assessments of the

drainage system serving Juno Beach shall be identified as required in its annual National Pollutant Discharge Elimination System (NPDES) Report. Any deficiencies requiring upgrades or new capital improvements shall be reflected, as appropriate, in the 5-Year Schedule of Improvements.

Potable Water –Any capital improvements projected by the Jupiter Water Department or Seacoast Utility Authority potable water system located within the corporate limits of the Town of Juno Beach shall be listed and identified in the Capital Improvement Plan within the CIE.

Groundwater Aquifer Recharge –Through the occupational license procedure identify ~~and regulate~~ businesses that potentially could pollute the surrounding groundwater supply. Work with Palm Beach County and Florida Department of Environmental Protection to mitigate any pollutant discharges and to ensure that these businesses are permitted appropriately and trained in pollution prevention.

Policy 2.2: A Capital Improvements Coordinating Committee headed by, and appointed by, the Town Manager to include community input with at least one Town Council member and one Planning and Zoning Board member, shall be created for the purpose of evaluating and ranking capital improvements projects proposed for inclusion in the five (5) year schedule of needs. These meetings shall be public noticed and open to the public, including the ability to comment.

Policy 2.3: Guidelines shall be developed to evaluate and rank proposed capital improvement projects using the following priority levels:

Level One – Whether the project is needed to protect health and safety or to meet Federal, State, County or Local requirements. ~~in order to fulfill the Town's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.~~

Level Two – Whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement costs, or provides services to developed areas currently lacking full service~~, or promotes infill development~~.

Level Three – Whether the project represents a logical extension of facilities and services to benefit our current residents.

Policy 2.4: The Town incorporates the findings of its vulnerability assessment, stormwater master planning, seal level rise data, flood modeling and best available rainfall data into this Infrastructure Element, Capital Improvements Element, Coastal Management Element, Conservation Element, and applicable land development regulations. The findings shall be used to identify vulnerable drainage facilities, stormwater outfalls, roadways, swales, Pelican Lake

facilities, beach access points, sanitary sewer facilities, potable water facilities and other public infrastructure.

Policy 2.5 The Town shall identify stormwater, sanitary sewer, potable water, drainage, outfall, lift station, roadway drainage, and related public infrastructure at risk from sea level rise, saltwater intrusion, coastal flooding, and increased groundwater elevation, and shall update this assessment at least every five years. The Town shall coordinate with applicable utility providers and regional agencies to plan for retrofit, replacement, relocation, or increased resiliency of vulnerable infrastructure.

Policy 2.6 The Town shall maintain a 10-year stormwater capital improvement and resiliency schedule to guide long-term drainage, water-quality, Pelican Lake, outfall, swale, and flood-protection improvements.

Objective 3: To continue to provide solid waste collection services and stormwater management to meet existing and projected future demands.

Policy 3.1: The basic solid waste collection service policy shall consist of the following components:

1. Maintain a high level of service for the residents of the Town with a system that ensures the lowest possible cost to Juno Beach taxpayers relative to the highest level of service.

2. Maintain a public information service in order to keep the citizens of the Town aware of collection schedules and placement of refuse containers, yard clippings, and other special wastes for collection.

3. Require a collection service that best serves the residents of Juno Beach.

4. Develop and maintain regulations that address, but not be limited to, the location of containers and other solid waste to be collected, requirements of residents to place solid waste for collection at a reasonably determined time prior to collection, and the enforcement of said regulations~~. to avoid potential health hazards from solid waste being scattered about.~~

Policy 3.2: The basic stormwater management policy shall consist of the following components:

1. Continue routine maintenance of catch basins and conduits.
2. Regulate swale plantings and sodding.
3. Encourage appropriate land use activities in flood prone areas.
4. Protect environmentally sensitive areas by controlling adjacent activities.
5. Provide the use of street sweeping, when necessary.
~~6.~~ Require use of vegetation, mulches, and berms for control of pollutants from construction sites.
7. Enforce the Flood Protection Ordinance to maintain the flooding protection provided by natural features.

8. ~~8.A priority function of Pelican Lake shall be as a stormwater retention lake.~~ Pelican Lake shall serve as a critical component of the Town's stormwater management and resilience system, including stormwater retention, water quality treatment, flood attenuation, and groundwater interaction. The Town shall evaluate and implement improvements to Pelican Lake to address increased rainfall intensity, sea level rise, elevated groundwater conditions, and water quality.

Objective 4: The Town shall periodically evaluate alternative solid waste collection models, including competitive franchise agreements with private haulers, hybrid systems, or continued participation in the Solid Waste Authority system, to ensure cost efficiency, service quality, environmental protection, and resilience. ~~To support the Solid Waste Authority of Palm Beach County as the provider of solid waste disposal services to the Town of Juno Beach in meeting existing and projected future demands.~~

Policy 4.1: ~~Maintain and align the Town's recycling requirements with Florida Statutes, Section 403.706.~~

Policy 4.1: The Town shall implement and maintain a comprehensive recycling and materials management program that meets or exceeds the requirements of Section 403.706, Florida Statutes, and is designed to increase waste diversion, reduce landfill disposal, protect water quality, and minimize environmental impacts to coastal and marine resources.

Policy 4.2 The Town shall establish and periodically update measurable waste diversion and recycling goals, including reduction of landfill-bound solid waste and increased recovery of recyclable materials, consistent with regional and state objectives and best practices.

Policy 4.3 The Town shall require that solid waste and recycling service providers meet performance standards established by the Town, including recycling collection frequency, contamination reduction, reporting requirements, and customer service benchmarks. These standards shall be incorporated into franchise agreements, interlocal agreements, or contracts, as applicable.

Policy 4.4 The Town shall ensure that recycling services are convenient and accessible to all residential and non-residential users, including multifamily, commercial, and public facilities, and shall evaluate opportunities to expand services such as bulk recycling, special waste collection, and public drop-off options.

Policy 4.5 The Town shall implement education, enforcement, and operational measures to reduce contamination in recycling streams, including clear guidance on acceptable materials, periodic audits, and coordination with service providers.

Policy 4.6 The Town shall provide ongoing public education and outreach regarding recycling, waste reduction, and proper disposal practices, with emphasis on reducing litter, marine debris, and improper disposal that may impact stormwater systems, Pelican Lake, and coastal waters.

Policy 4.7 The Town shall promote waste management practices that reduce the potential for debris, plastics, and pollutants to enter stormwater systems, Pelican Lake, and the Atlantic Ocean, including container standards, placement requirements, and enforcement measures to prevent spillage and runoff-related pollution.

Policy 4.8 The Town shall evaluate and, where feasible, implement programs to divert organic materials, including yard waste and food waste, from landfill disposal through composting, mulching, or other beneficial reuse methods.

Policy 4.9 The Town shall encourage or require recycling and proper management of construction and demolition-debris, including separation of recyclable materials, as part of development and redevelopment activities.

Policy 4.10 The Town shall coordinate with the Solid Waste Authority and service providers to obtain data on waste generation, recycling rates, contamination levels, and diversion performance, and shall use this information to evaluate and improve local programs.

Policy 4.11 The Town shall periodically evaluate its solid waste and recycling system, including participation in regional programs and potential alternative service models, to ensure cost efficiency, environmental performance, and consistency with the Town's sustainability and water quality objectives.

Objective 5:	To continue to depend on current providers to operate sanitary sewer and potable water facilities to meet existing and projected future demands, unless it is determined that alternative operational mechanisms can be instituted to increase efficiency and quality of service within the Town of Juno Beach.
Policy 5.1:	Require a consistent level of service for property owners and residents of the Town by service providers.
Policy 5.2:	Require periodic monitoring of rate structures so that the lowest possible cost for established LOS standards results to Town taxpayers and/or residents.
Policy 5.3:	Periodically review operational responsibilities in light of developing and maintaining the most efficient service at the most reasonable cost.
Policy 5.3A:	[from Tequesta] Annually, during the Town budget process, the Town shall request written assessments from Loxahatchee River District, Seacoast Utility Authority, Jupiter Water Utilities, the Solid Waste Authority, and other applicable service providers identifying system capacity, deficiencies, needed improvements, costs, schedules, and resilience needs for facilities serving the Town of Juno Beach.
Policy 5.4:	The use of existing properly constructed and functioning septic systems within the Town may be acceptable. However, when analysis indicates that septic tank

systems are adversely impacting the environment, according to State Water Quality Standards, and public health standards are endangered, septic system causing the situation shall be repaired or replaced.

Policy 5.5 When a central sanitary sewer system becomes available to existing non-sewer areas, or the existing septic systems fail to meet State Water Quality Standards, thereby endangering the public health, connection to the central system shall be required.

Policy 5.6 The Town shall identify any remaining septic systems, abandoned septic systems, vulnerable sewer laterals, and sanitary sewer facilities that may affect groundwater, Pelican Lake, or beach water quality. Where evidence indicates adverse impacts to surface water, groundwater, bathing waters, or public health, the Town shall coordinate with the appropriate agencies and utility providers to require repair, replacement, connection, or corrective action.

Objective 6: To incorporate stormwater drainage regulations into the Subdivision Regulations Ordinance and Comprehensive Zoning Ordinance, where appropriate, which shall provide for protection of natural drainage features and ensure that future development utilizes stormwater management systems in a manner to protect the functions of recharge areas and natural drainage features.

Policy 6.1: The Town shall remain abreast of new stormwater requirements as promulgated by the State and the South Florida Water Management District (SFWMD) and shall revise local policies and regulations, as necessary, to remain consistent with new requirements. The Town shall limit post-development runoff rates and volumes to predevelopment conditions and preserve existing natural drainage features.

Policy 6.2: All redevelopment shall be designed to avoid adverse off-site drainage impacts. Redevelopment shall reduce existing stormwater runoff volume, peak discharge, pollutant loading, and impervious surface impacts compared with pre-redevelopment conditions.

Policy 6.2a: Site plans shall incorporate low-impact development and green infrastructure techniques, where feasible, including pervious pavement, bioswales, rain gardens, tree canopy, native landscaping, reduced impervious surface, soil restoration, and on-site retention or detention to reduce runoff, improve water quality, and increase groundwater recharge.

Policy 6.2b: Protect and preserve water quality by use of construction site Best Management Practices (BMPs) and the incorporation of techniques such as on-site retention, use of pervious surface and native vegetation.

Policy 6.3: Work cooperatively with property owners, when necessary, in the development of erosion control plans where areas experience erosion of shorelines or banks.

Policy 6.4: Review plans for future construction and development for compatibility with the natural landscape qualities and environmental characteristics and habitats existing within the Town.

Policy 6.5: Continue to require the preservation, conservation and priority use of native vegetation in Juno Beach.

Policy 6.6: Cooperate with the adjacent municipalities in an effort to protect and conserve unique vegetative communities that are common to and between jurisdictions.

Policy 6.7: Continue to provide protection of the coastal dune by maintaining regulations and procedures that prevent the deterioration of the vegetation and structural quality of the coastal dune through the Town's zoning regulations.

Policy 6.8: Develop regulations, as necessary and appropriate, that conserve the upland, coastal and wetland vegetative communities existing in Juno Beach.

Policy 6.9: Protect endangered and/or threatened plan and vegetative communities from future development.

Policy 6.10: Maintain and enforce land development regulations so that development is planned in accordance with natural characteristics of the land such as slope elevation, drainage patterns and natural vegetation.

Objective 7: To actively participate in potable water supply, water conservation and water reuse programs of the Jupiter Water Utilities Department, Seacoast Utility Authority, and the South Florida Water Management District (SFWMD), on an ongoing and an emergency basis.

Policy 7.1: The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code (F.A.C.), upon declaration of a water shortage emergency by the SFWMD, and reference the Palm Beach County Mandatory Year-Round Irrigation Conservation Measures (Section 3-7) as detailed in 40E-24, F.A.C. for successful implementation.

Policy 7.2: Florida Friendly Landscaping practices shall be promoted and incorporated into development review, and land development regulations where feasible, by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3: The Town shall require or promote, as permitted by law, the use of low volume fixtures when reviewing all building permit applications.

Policy 7.4: Promote and institute and where practical require, water conservation techniques and programs in cooperation with potable water suppliers, the SFWMD and other applicable agencies and jurisdictions such as use of low volume plumbing fixtures, wastewater re-use, dual conveyance, gray water,

and others, where feasible. Also, encourage the use of low water use plumbing fixtures in all new buildings or in conjunction with permitted renovations in accord with Florida Water Conservation Act, Section 553.14, Florida Statues and, promote educational programs and other conservation programs instituted by Seacoast Utilities and the Town of Jupiter Water Utilities Department.

Policy 7.5: Encourage construction of water storage facilities consistent with the Town's water suppliers' Water Supply Facilities Work Plans to accommodate and conserve necessary future water needs.

Policy 7.6: Cooperate and coordinate with Seacoast Utility Authority, Jupiter Water Utilities Department and the SFWMD in the preparation and updates to their Water Supply Facilities Work Plans to ensure applicable input of data and information pertinent to those Plans.

Policy 7.7: Every 5 years, the Town shall incorporate necessary 10-Year Water Supply Plan directives.

Policy 7.8: The Town shall encourage its water suppliers to consider revising potable water LOS standards to include residential and non-residential categories.

Policy 7.9 The Town shall support and coordinate with its potable water suppliers to achieve a reduction in per capita potable water use through conservation programs, land development regulations, and public education. The Town shall periodically evaluate water use trends and promote measures to reduce potable water demand, particularly for irrigation.

Policy 7.10 The Town shall promote and, where feasible, require efficient irrigation practices in new development and redevelopment, including limitations on irrigation frequency and duration, use of smart irrigation controllers, soil moisture sensors, and design standards that minimize potable water use.

Policy 7.11 In addition to Florida Friendly Landscaping, the Town shall encourage the use of native and drought-tolerant vegetation and shall evaluate land development regulations to reduce turf areas and high-water-demand landscaping in new development and redevelopment.

Policy 7.12 The Town shall encourage and, where feasible, support the use of alternative water sources for non-potable purposes, including reclaimed water, graywater systems, rainwater harvesting, and other water reuse technologies, particularly for irrigation and outdoor uses.

Policy 7.13 The Town shall coordinate with its potable water suppliers to identify major water users and support voluntary or cooperative water conservation measures, including operational changes, retrofit of water-saving devices, and use of alternative water sources.

Policy 7.14 The Town shall consider water conservation as part of the development review process and may require demonstration of water-efficient design features, including low-flow

fixtures, efficient irrigation systems, and landscaping practices that reduce potable water demand.

Policy 7.15 The Town shall coordinate with its potable water suppliers to support efforts to reduce water loss through system maintenance, leak detection, meter replacement, and improved monitoring of water distribution systems.

Policy 7.16 The Town shall periodically evaluate the effectiveness of water conservation programs and policies and consider additional conservation measures based on changing conditions, including population growth, climate variability, and water supply constraints.

Policy 7.17 The Town shall support policies and programs that reduce outdoor potable water use, including irrigation restrictions, seasonal adjustments, and public education on efficient watering practices.

Objective 8: The Town shall annually, in conjunction with the yearly budget process, evaluate the Town's drainage system to determine whether extension of, or increase in capacity of, drainage facility is necessary to meet future needs.

Policy 8.1: The Town shall maintain a 10-year stormwater capital improvement and resilience schedule to guide drainage, flood protection, Pelican Lake, outfall, swale, water-quality, groundwater recharge, and sea-level-rise adaptation projects. The schedule shall be reviewed annually and coordinated with the five-year Capital Improvements Element.

Policy 8.1a: The Public Works department shall inspect the Town's drainage system in accordance with the NPDES program to identify any needs and/or deficiencies.

Policy 8.1b: The Town shall maintain water-quality monitoring for stormwater outfalls and receiving waters, including Pelican Lake, consistent with NPDES requirements, and shall evaluate wet-weather and dry-weather sampling results to identify pollutant sources and prioritize corrective improvements. [from Tequesta]

Policy 8.2: The Town shall continue to monitor the water quality in Pelican Lake and investigate the implementation of a storm event related sampling program to evaluate the effect stormwater quality has on the overall surface water quality and sediments of the lake.

Policy 8.2a: The Town shall coordinate with the Florida Department of Health, Palm Beach County, utility providers, and environmental agencies to investigate beach water-quality exceedances, including enterococcus bacteria. The investigation may include review of rainfall, tides, groundwater seepage, stormwater outfalls, septic systems, sewer laterals, and other potential sources such as

regional discharges including those from Lake Okeechobee. Findings shall be used to prioritize stormwater, sanitary sewer, drainage, beach-management, and public-education improvements through our capital improvements projects and/or to lobby Federal, State and County for appropriations to address what is suspected to be a regional issue.

Policy 8.3: All projects in excess of $25,000.00 shall be submitted to the Capital Improvements Coordinating Committee and scheduled in the annual updates to the CIE of this Plan.

Policy 8.4: Projects as they occur shall be incorporated into the Five Year Schedule of Improvements as presented in the CIE of this Plan.

Policy 8.5: All applicable federal and state regulations shall be reviewed and the appropriate permits shall be obtained prior to the Town authorizing project construction.

Policy 8.6: All improvements for replacement, expansion or increase in capacity of facilities shall comply with the adopted LOS standards identified in Policy 1.1 of this Plan.

Objective 9: The Town shall engage with the SWA to ensure operation and maintenance of waste facilities that meet existing demands and coordinate and administer the extension of, or increase in the capacity of facilities to meet future needs within the Town of Juno Beach.

Policy 9.1: The Town shall continually maintain a high level of coordination with the SWA in order to ensure the Town's input to the management of established landfill sites and the purchase/development of any future landfill sites, transfer stations and other alternative methods of solid waste disposal.

Policy 9.2: The SWA shall be responsible for financing needed transfer and disposal facilities to serve the Town.

Policy 9.3: The Town shall actively participate in the review of the SWA's Integrated Solid Waste Management which, is scheduled for updating every three (3) years after adoption.

Policy 9.4: The Town shall continually encourage and work with the SWA to establish priorities for the replacement or correction of existing facility deficiencies and actively participate in the evaluation of future facility needs.

Objective 10: The Town shall adopt and maintain a Ten (10) Year Water Supply Facilities Work Plan (WSFWP).

Policy 10.1: The "Ten (10) Year Water Supply Facilities Work Plan" shall be adopted as part of this INFRASTRUCTURE element of the Town of Juno Beach

Comprehensive Plan. The Town shall amend this Comprehensive Plan and 10-Year Water Supply Facilities Work Plan within eighteen (18) months of a South Florida Water Management District (SFWMD) regional water plan update when approved by their governing board.

Town of Juno Beach "Ten Year Water Supply Facilities Work Plan"

This section of the INFRASTRUCTURE element represents the "Ten (10) Year Water Supply Facilities Work Plan (WSFWP)" for the Town of Juno Beach.

As previously stated, the SFWMD adopted the Lower East Coast Regional Water Supply Plan update in November 2018. Per Section 163.3117 (c)3, Florida Statutes, municipalities and water suppliers must adopt a related WSFWP and supportive amendments to their comprehensive plans.

Municipalities and local suppliers are required to coordinate with the SFWMD in the preparation of their WSFWP in order to identify needed facilities for at least the ten (10) year planning period, confirming that: (1) adequate water supply is available, considering the regional water supply plan; and, (2) infrastructure plans necessary to serve projected need have been prepared.

Specifically, WSFWP comprehensive plan amendments must:

- Demonstrate that the local government has coordinated with the appropriate water management district's regional water supply plan, as well as all water suppliers.
- Ensure that the local government's future land use plan is based upon the availability of adequate water supplies, public facilities, and services.
- ~~Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government issues a certificate of occupancy, and consult with the applicable water supplier prior to approving a building permit to determine whether adequate water supplies will be available to serve new development by the anticipated issuance date of the certificate of occupancy.~~
- The Town shall ensure that adequate potable water supplies and facilities are available to meet the needs of existing residents and approved development, and that no new development or redevelopment is permitted unless sufficient capacity exists or will be provided concurrent with the impacts of that development, consistent with Section 163.3180, Florida Statutes.
- Revise the five-year schedule of capital improvements to include any water supply, reuse and conservation projects and programs to be implemented during the five-year period.

- Revise the Conservation Element to assess projected water needs and sources for at least a ten-year planning period, considering the appropriate regional water supply plan.

- To maintain internal consistency, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the regional water supply plan and regional water supply authorities.

- Clearly define responsibilities for planning, financing, construction and/or operation of the water supply facilities by all entities providing service within its jurisdiction, regardless of ownership responsibility for the individual facilities, including: (1) water supply source, service areas, existing demands and future projects, (2) treatment types and losses, (3) distribution facilities, and (4) bulk sales agreements.

The Town of Juno Beach does not own, operate or maintain potable water distribution system lines within the Town. Water treatment is provided by Seacoast Utility Authority and Jupiter Water Utilities Department. These service areas are outlined in the map/FIGURE 5.1. There are no Town-owned public water wellfields, or treatment and/or storage facilities located within the Town of Juno Beach municipal boundaries. Therefore, there are no "cones of influence" from public water wellfields that must be considered by the Town in the distribution and types of land use applied in Juno Beach. The Town recognizes that groundwater and surface waters are hydrologically connected. The Town shall require that development, redevelopment and infrastructure improvements incorporate measures to prevent, reduce or mitigate pollutant discharges to groundwater and protect groundwater quality.

Aquifer recharge provisions:

Move to end

As part of the site plan review and land development processes, the Town requires developers to coordinate with the Town's water suppliers' potable water systems being proposed for new developments and provide written confirmation to the Town as part of its technical and site plan review. This is required to provide concurrency and assurance that minimum level of service for potable water is maintained.

All of Juno Beach's population is currently served by Seacoast Utility Authority's and the Town of Jupiter Water Utilities Department's central potable water distribution systems. The entire Town of Juno Beach lies within the Seacoast Utility Authority and Town of Jupiter Water Utilities Department service areas as shown in the map FIGURE 5.1.

The following regional issues were identified in the 2018 SFWMD Lower East Coast Regional Water Supply Facilities Work Plan: 1) Fresh water and groundwater are limited and future withdrawals could have impacts on the regional wetlands, existing legal issues and salt water intrusion. As a result, additional alternative water supplies need to be developed; 2) Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Restricted Allocation Area (RAA) criteria; 3) Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery

systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee; 4) Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law; and, 5) Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality. These issues are primarily relevant to the Seacoast Utilities and Town of Jupiter Water Utilities as the Town's water suppliers. However, various conservation techniques are implemented by Juno Beach through Objectives and Policies adopted in this Comprehensive Plan and through land development regulations.

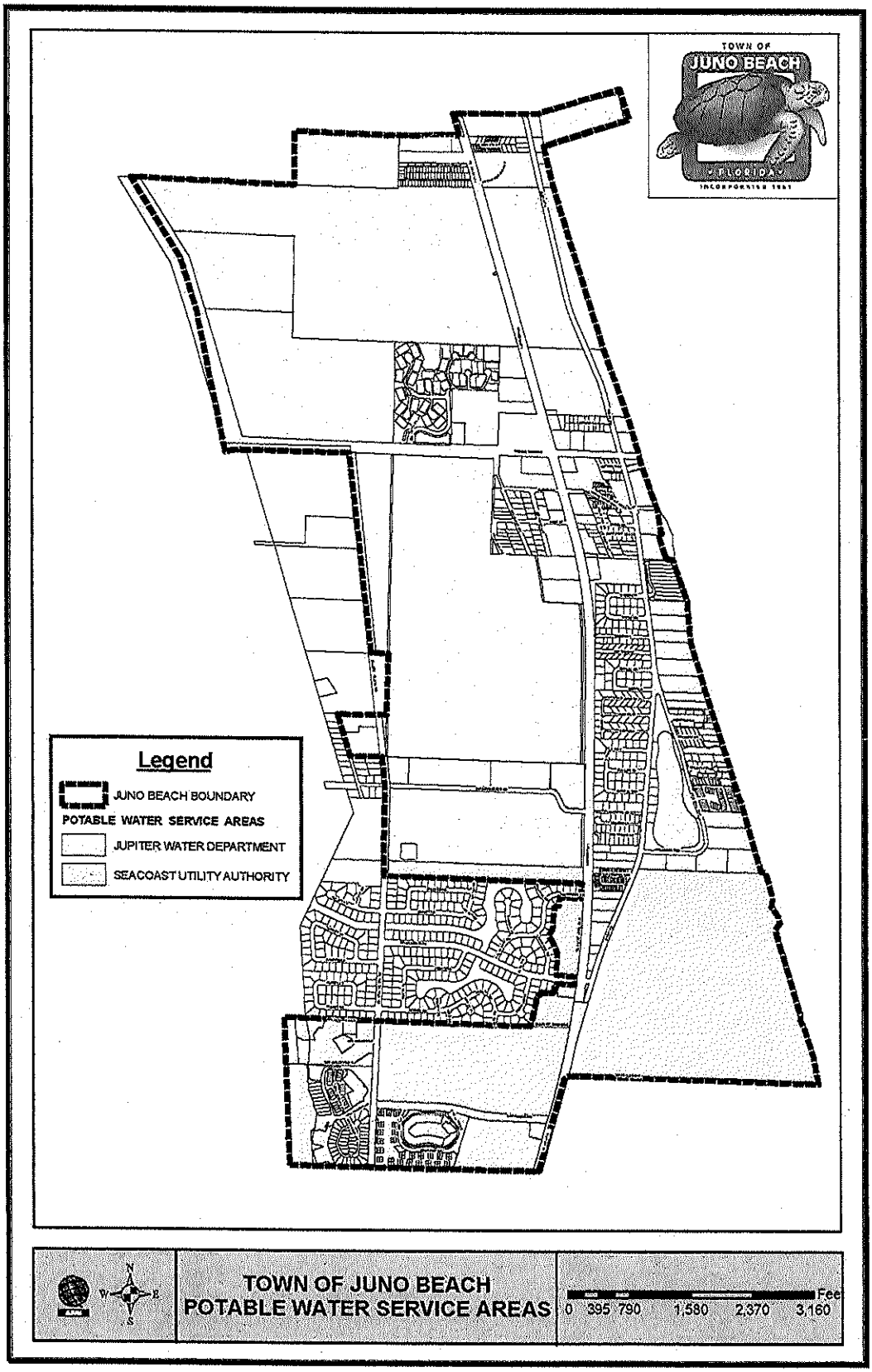

TOWN OF
JUNO BEACH
FLORIDA
INCORPORATED 1953
Legend
JUNO BEACH BOUNDARY
POTABLE WATER SERVICE AREAS
JUPITER WATER DEPARTMENT
SEACOAST UTILITY AUTHORITY
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TOWN OF JUNO BEACH
POTABLE WATER SERVICE AREAS
0 395 790 1,580 2,370 3,160
Feet

Figure 5.1

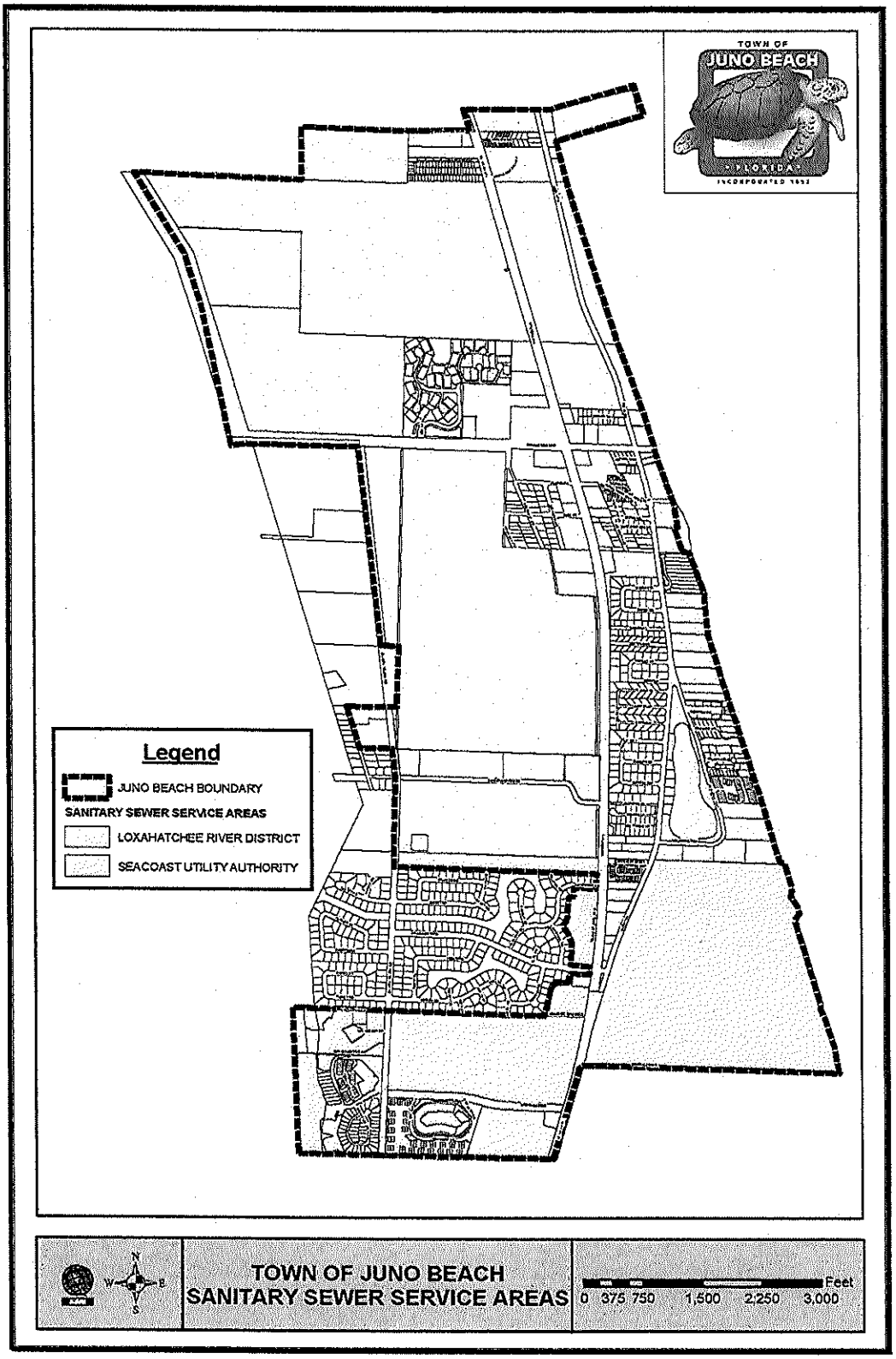

TOWN OF
JUNO BEACH
FLORIDA
Legend
JUNO BEACH BOUNDARY
SANITARY SEWER SERVICE AREAS
LOXAHATCHEE RIVER DISTRICT
SEACOAST UTILITY AUTHORITY
N
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S
TOWN OF JUNO BEACH
SANITARY SEWER SERVICE AREAS
Feet
0 375 750 1,500 2,250 3,000

Figure 5.2

Water Supply Demand Projections

The Town's potable water LOS is consistent with those established by Seacoast Utility Authority and the Town of Jupiter Water Department. ~~-~~Specifically, those LOS standards are identified below:

Town of Jupiter Water Utilities Department (Update/Steven)

The Town of Jupiter has established minimum commitments of water supply for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

- 153 gallons per day per capita (residential)
- 100 gallons per day/1000 square feet (commercial/industrial)

Therefore, the Town of Juno Beach has adopted the same level of service for potable water for that area within its corporate limits being served by the Town of Jupiter.

The population being provided potable water service in Juno Beach represents a small percentage of the Town of Jupiter service area population receiving potable water service. In 2020, Juno Beach's population represented only 4.3% of that total, and the percentage is only projected to ~~increase~~ decrease minimally to ~~4.35%~~ 4.1% in year 2035~~0~~ (10-year planning period) and only to ~~4.4%~~ 4.2% through 2045~~0~~. The population projections are shown below as determined by Palm Beach County population projections for the Town of Juno Beach and the total Jupiter service area projections provided by the Town of Jupiter in March 2026. ~~as extracted from **Table 3-3** in the "Town of Jupiter 10-Year Water Supply Facilities Work Plan, 2019 Update~~."

Population and Potable Water Demand Projections

	~~2020~~	~~2025~~	~~2030~~	~~(2040~~
~~Juno Beach (portion)~~	~~3465 (4.3% of Total)~~	~~3536 (4.1% of Total)~~	~~3653 (4.1% of Total)~~	~~3913 (4.4% of Total)~~
~~Total (Jupiter Service Area)~~	~~79,974~~	~~81,848~~	~~83,953~~	~~89,090~~

	2020 (10-year planning period)	2035	2045 (20-year planning period)	2050
Juno Beach (portion)	3,858 (4.8% of Total)	4,068 (4.1% of Total)	4,182 (4.1% of Total)	4,255 ~~(4.2% of Total)~~
Total (Jupiter Service Area)	79,974	99,520	100,814	100,814

It is stated in the "Town of Jupiter 10-Year Water Supply Facilities Work Plan~~, 2019 Update~~" that water demand projections for the Town of Jupiter service area through 2040 are based on

respective population forecasts and assume that the average gross per capita water demand from 2016 to 2018 remains stable through 2040. The Update also illustrates that the annual average raw water demand does not exceed the annual average day combined raw water allocation of 29.84 MGD through the year 2040. It also illustrates that the design treatment capacity of 30.0 MGD is sufficient through 2040 to meet the daily demand with all treatment units in service. Therefore, by virtue of being calculated as part of the overall Town of Jupiter Water Utilities potable water supply service demands, the Town of Juno Beach potable water supply demands portion of the total Jupiter area demand is being met today and will continue be met during the 10-year planning period ~~and beyond~~. When planning for the 20-year planning period, staff is relying on the most recent projections from the Town of Jupiter to extrapolate significant changes in demand. At this time, staff does not anticipate any significant change in the Town of Juno Beach demands on the service area that Town of Jupiter provides (an increase from 4.1% to 4.2% between 2045 to 2050) in the service area population that would change the service demand outlook for the Town of Juno Beach.

Seacoast Utility Authority (Update)

Presently, raw water is taken from four surficial aquifer wellfields pursuant to an existing SFWMD water use permit ~~which~~ that expires in 2032. The permit allocates 240 gallons per capita day (GPCD) raw water sufficiently to yield Seacoast's 189 gpcd finished water level of service (LOS).

Therefore, the Town of Juno Beach has adopted the same potable water LOS for that portion of Juno Beach served by Seacoast Utility.

Information provided by Seacoast Utility indicates that of their total potable water provided and consumed within their service area, Juno Beach properties only consume approximately 2% of the demand. Existing treatment and pumping capacity for the entire Seacoast service area exceeds current build-out demand projections. Therefore, the Juno Beach portion of the demand is being met today and will continue to be met during the 10-year planning period and beyond.

Based on the information provided above, both the adopted Town of Jupiter Water Utilities 10-year Water Facilities Supply Plan and the Seacoast Utility Authority approved Consumptive Use Permit and information provided to the Town, concludes that there are adequate capacities to serve the projected Juno Beach population demand for at least the required 10-year period of this Plan. Neither the Town of Jupiter Water Utilities Department or Seacoast Utility Authority have any planned capital improvements within the corporate limits of the Town of Juno Beach in their 5-year schedules of improvements.

Water Supply Source and Project Identification

As previously identified, central potable water supply is provided to the Town of Juno Beach by both Seacoast Utility Authority and Jupiter Water Department.

Seacoast Utility Authority currently operates two fully interconnected lime softening water treatment facilities with a total treatment capacity of 30.5 million gallons per day (MGD). In 2014,

Water Supply Demand Projections

The Town's potable water LOS is consistent with those established by Seacoast Utility Authority and the Town of Jupiter Water Department. Specifically, those LOS standards are identified below:

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The Town of Jupiter has established minimum commitments of water supply for residential and commercial/industrial land uses/customers. Those minimum levels of service are:

- 153 gallons per day per capita (residential)
- 100 gallons per day/1000 square feet (commercial/industrial)

Therefore, the Town of Juno Beach has adopted the same level of service for potable water for that area within its corporate limits being served by the Town of Jupiter.

The population being provided potable water service in Juno Beach represents a small percentage of the Town of Jupiter service area population receiving potable water service. In 2020, Juno Beach's population represented only 4.3% of that total, and the percentage is only projected to increase minimally to 4.35% in year 2030 (10-year planning period) and only to 4.4% through 2040. The population projections are shown below as extracted from **Table 3-3** in the "Town of Jupiter 10-Year Water Supply Facilities Work Plan, 2019 Update."

Population and Potable Water Demand Projections

	2020	2025	2030	2040
Juno Beach (portion)	3465 (4.3% of Total)	3536 (4.3% of Total)	3653 (4.35% of Total)	3913 (4.4% of Total)
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Presently, raw water is taken from four surficial aquifer wellfields pursuant to an existing SFWMD water use permit that expires in 2032. The permit allocates 240 gallons per capita day (GPCD) raw water sufficiently to yield Seacoast's 189 gpcd finished water level of service (LOS).

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Based on the information provided above, both the adopted Town of Jupiter Water Utilities 10-year Water Facilities Supply Plan and the Seacoast Utility Authority approved Consumptive Use Permit and information provided to the Town, concludes that there are adequate capacities to serve the projected Juno Beach population demand for at least the required 10-year period of this Plan. Neither the Town of Jupiter Water Utilities Department or Seacoast Utility Authority have any planned capital improvements within the corporate limits of the Town of Juno Beach in their 5-year schedules of improvements.

Water Supply Source and Project Identification

As previously identified, central potable water supply is provided to the Town of Juno Beach by both Seacoast Utility Authority and Jupiter Water Department.

Seacoast Utility Authority currently operates two fully interconnected lime softening water treatment facilities with a total treatment capacity of 30.5 million gallons per day (MGD). In 2014, Seacoast completed a $75 million replacement, lime softening capacity with a single centralized 30.5 MGD membrane treatment plant. The facility includes 26.0 MGD of nanofiltration capacity to treat surficial aquifer water sources; 3.5 MGD of low pressure reverse osmosis capacity to treat the more brackish Floridan aquifer water, and 1.0 MGD of surficial aquifer bypass water.

Jupiter Water Utilities Department operates a water system that is fully comprised of membrane water treatment technologies. The treatment system utilizes both Surficial Aquifer (fresh ground water) and Floridan Aquifer (brackish ground water) as its raw water supply. The Surficial Aquifer supply is treated through nanofiltration, while the brackish Floridan Aquifer is processed through reverse osmosis. Each plant is capable of producing one half of the system's 30 MGD rated capacity. There is one plant located within the Town of Juno Beach.

OBJECTIVE 11: The Town shall protect and enhance groundwater resources and aquifer recharge functions to support long-term potable water supply and water quality. (modeled after Palm Beach's comp plan aquifer recharge language)

Policy 11.1 The Town shall protect areas that contribute to groundwater recharge and shall promote land development practices that maintain or enhance natural infiltration and reduce stormwater runoff.

Policy 11.2 The Town shall encourage and, where feasible, require the use of low impact development techniques, including pervious surfaces, bioswales, rain gardens, and retention systems designed to promote infiltration and groundwater recharge.

Policy 11.3 The Town shall protect groundwater quality by requiring best management practices for stormwater, wastewater, and land development activities to prevent, reduce, or mitigate pollutant discharges that may affect aquifers and connected surface waters.

Policy 11.4 The Town shall consider groundwater conditions, aquifer recharge, and potential impacts of development on groundwater resources when evaluating water supply availability and long-term sustainability.

Policy 11.5 The Town shall consider the effects of sea level rise, saltwater intrusion, and elevated groundwater levels on aquifer recharge and potable water supply planning and shall coordinate with regional agencies to address these conditions.

Comprehensive Plan Element Updates

Potable water supply, urban water conservation and reuse are all stressed as important issues of the SFWMD Lower East Coast Water Supply Plan and individual Water Supply Facilities Plans. The following OBJECTIVES and Policies are either contained in, or proposed for inclusion in, this Comprehensive Plan. They are pertinent to, and directly relate to, the water supply, conservation and reuse issues. They are identified by the Comprehensive Plan element herein.

FUTURE LAND USE

Policy4.2: The Town shall ~~coordinate with the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, to review all future proposed land use change applications to ensure the availability of adequate water supplies~~
require coordination with the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, for all proposed land use change applications to ensure that adequate potable water supplies and facility capacity are available. The Town shall ensure that the potable water needs of existing residents and previously approved development are met and shall not approve land use changes that would adversely affect the level of service provided to existing residents.

Policy 4.3: The Town shall ~~include the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, in the site plan review and land development process of all proposed development subject to these processes to ensure that water supplies are available to service that development~~ require the Town of Jupiter Water Utilities Department or Seacoast Utility Authority, as appropriate, to participate in the site plan review and land development process to verify that adequate potable water supply and facility capacity exists concurrent with the impacts of the proposed development. The Town shall not approve development unless the applicant demonstrates that sufficient capacity is available and that service to existing residents will not be reduced, impaired, or otherwise adversely affected.

Policy 4.4 The Town shall use this coordinated framework to ensure that development decisions, water conservation measures, and infrastructure planning are aligned with long-term water supply availability, climate conditions, and regional resource constraints.

INFRASTRUCTURE

*See new and revised Objectives and Policies listed above in this Infrastructure Element.

CONSERVATION

OBJECTIVE 2: To protect and conserve potable water supplies, and to ensure that potable water resources are managed in a manner that prioritizes existing residents, protects long-term water supply, and supports sustainable use.

Policy 2.2: Continue to cooperate with the South Florida Water Management District in the conservation of potable water supplies during periods of drought, declared water shortages, or water shortage emergencies, by supporting the District's Water Shortage Plan, with priority given to maintaining reliable potable water service for existing residents.

Policy 2.4: The Town shall participate in and support the formulation and implementation of potable water conservation programs developed by the Town of Jupiter Water Utilities Department and Seacoast Utility Authority as part of their respective Water Supply Plan and Consumptive Use Permits, and shall promote conservation measures that reduce demand on potable water supplies and protect capacity for existing residents.

Policy 2.5: The Town shall Cooperate with the Town of Jupiter Water Department and Seacoast Utility Authority in the development and implementation of water reuse programs, to the extent that they are applicable to Juno Beach, in order to reduce reliance on potable water supplies and preserve capacity for existing residents and essential uses.

INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1: Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current municipal service providers, while ensuring that adequate potable water supply is available to meet existing and committed demand prior to approval of new development.

Policy 1.12: Require all applicants for development approval to procure written confirmation from the applicable water supplier, of availability of potable water service, prior to the issuance of a building permit, including certification that sufficient capacity exists to serve the proposed development concurrent with its impacts and that service to existing residents will not be reduced or impaired.

Policy 1.13: At the time of each required Evaluation and Appraisal Report (EAR), confirm the availability of potable water service consistent with the SFWMD Water Supply Plan and the Town of Jupiter Water Utilities, and Seacoast Utility Authority's respective Water Supply Facilities Plans, and evaluate whether existing and projected demands can be met without reducing the adopted level of service for existing residents.

Policy 1.14: The Town shall ~~request~~ require and coordinate with the Town of Jupiter Water Utilities and Seacoast Utility Authority either through interlocal agreement, Ordinance, or other effective means to provide assurances that there will be adequate potable water supply allocations available to meet ~~future projected growth and development in Juno Beach, either through interlocal agreement, Ordinance, or other effective means.~~ ~~future projected growth and development~~ existing and committed demand and any approved development, and shall not approve new development that would exceed available capacity or adversely affect existing residents.

Policy 1.15: Require coordination of the Town of Juno Beach "10-Year Water Supply Facilities Work Plan" with the Town of Jupiter Water Supply Facilities Plan, Seacoast Utility Authority's plans and the South Florida Water Management District's Lower East Coast Regional Water Supply Plan and future updates to these Plans

CAPITAL IMPROVEMENTS

The purpose of the Capital Improvement Element and the five-year Schedule of Improvements is to identify the capital improvements necessary to implement the Comprehensive Plan and ensure that adopted LOS standards are achieved and maintained for concurrency-related facilities. If LOS standards cannot be met, the local government must deny applications for development orders and permits until the deficiency is addressed. The Schedule of Improvements must address deficiencies. ~~As previously revealed, there are no capital improvements within the Town of Juno Beach to the potable water distribution systems planned by water suppliers, identified within their 5-year planning period; therefore, none appear in the Town's CIE Schedule of Improvements.~~ If deficiencies in potable water supply or facility capacity are identified, the Town shall coordinate with applicable water suppliers to ensure that such deficiencies are addressed through planned improvements or other measures prior to the approval of additional development.

AGENDA ITEM

Meeting Name: Planning and Zoning Board

Meeting Date: June 1, 2026

Prepared By: Stephen Mayer, Principal Planner

Item Title: Major Site Plan Amendment – FPL Campus Surface Parking Lot

BACKGROUND:

Introduction

FPL (Applicant) has applied for a Major Modification to an approved Development Plan for the FPL campus (at 700 Universe Boulevard) to establish a new 229 space parking lot with 1.71 acres of impervious area within an area approved as 3.7 acres of open space and scrub land and modify existing conditions of approval to accommodate this request. This modification is from their most recent approval, adopted by Town Council via Resolution R-2017-04 on March 30, 2017.

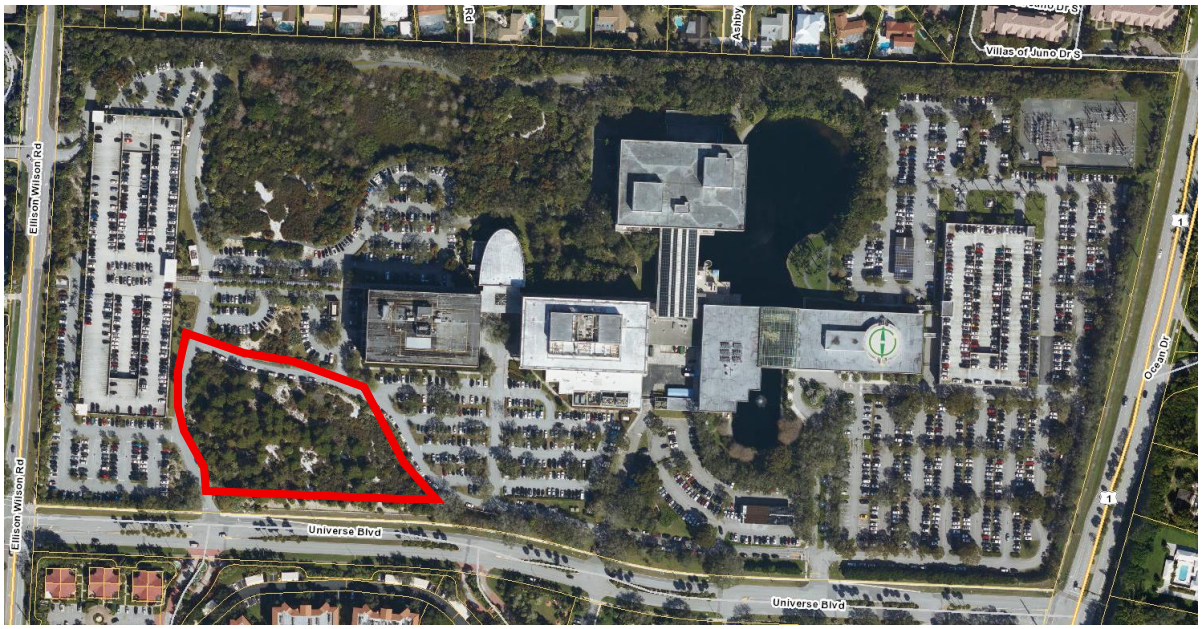
The Development Review Committee has reviewed the application on March 19, 2026, and May 2, 2026, and has found the third submittal documents on May 8, 2026, to be sufficient for consideration by the Planning and Zoning Board.

A. Site Characteristics

The existing 58.5-acre subject site, known as the FPL main campus, is situated between US Highway One on the east, Ellison Wilson Road on the west, and bounded by Universe Boulevard on the south. The property is currently the main campus for FPL and serves as the headquarters for its parent company, NextEra Energy.



Aerial showing the FPL Main Campus - Project location



Detail Aerial showing the 3.7-acre scrub habitat and location of the proposed surface parking lot

B. Development History:

The campus was originally granted approval via a Development of Regional Impact (or DRI) on September 18, 1984, through Resolution No. 84-9. This granted a Master Site Plan for up to 996,000 square feet of office space and other ancillary facilities for the "Juno Beach office expansion" for Florida Power and Light. The DRI has since been modified and extended, including a major amendment to add a three-story, 16,388 square foot training and multi-purpose meeting facility. In 2013, the town also approved construction of a two-story parking garage on the west side of the property, off-setting environmental impact with on-site mitigation by strengthening existing open space on the site.

On March 30, 2017, the Town adopted Resolution No. R-2017-04, which approved the current Master Site Plan, which included approval of a three-story parking structure on the eastern portion of the property. This garage has only been partially built, and the approval for the remaining half has expired.

From the initial 996,000 square feet of office space approved by the DRI, 921,333 square feet has been built. By acceptance of the Town's Resolution 2013-08, the Juno Beach Offices, FPL DRI was declared to achieve the status of "essentially built out" on December 21, 2016.

C. Development Proposal:

The current development proposal is for a Major Site Plan Modification to the approved master plan:

1. Modify condition of approval #4 of Resolution No. 84-9 of Habitat, Vegetation, and Wildlife section to allow the establishment of a new surface parking lot.
2. Modify condition of approval #4 of Resolution No. 84-9 of Habitat, Vegetation, and Wildlife section to reduce the open space, and allow for the displacement of scrub land.
3. Modify the master site plan to allow construction of the surface parking lot, ingress and egress and circulation thereto. Update site data table, reflecting all changes, including changes in parking and open space calculations.



D. Type/Use Breakdown

The FPL main campus consists of 921,333 square feet of existing building area, which includes 766,750 square feet of office space, 123,000 square feet of atrium, a 15,195 square feet auditorium and a 16,388 square foot training and meeting facility. The proposed site plan amendment does not impact the uses or building sizes.

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	Low Residential – 3 du/acre (LR-3) Unincorporated Palm Beach County	Residential Single Family (RS) Unincorporated Palm Beach County	Juno Isles
	Medium Density Residential (MEDR) Town of Juno Beach	Residential Medium Family -Medium Density (RM-1) Town of Juno Beach	
South	Moderate Density Residential (MODR)	Residential Multiple Family (RM-2)	Ocean Trace
	High Density (HDR) Residential	Commercial Office (CO)	Waterford
East	Recreation/Open Space (ROS) Town of Juno Beach	Private Recreation (REC-PRIV)	Seminole Golf Club
	Low Residential – 3 du/acre (LR-3) Unincorporated PBC	Residential Single Family (RS)	Seminole Landing
West	Moderate Density Residential (MODR)	Residential Multiple Family (RM-2)	Bay Colony
	Medium Density Residential (MEDR)	Residential Multiple Family (RM-2)	Oak Harbor

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

Table - Site plan information (impacted sections)

	Commercial Office (CO)	2017 Master Plan	Applicant's proposal
Maximum lot coverage	50%	13.7%	13.7%
Building Height	90'	74'6"	74'6"
Landscaped open Space	10%	20.8%	17.9%
Impervious Area	n/a	79.2%	82.1%
Minimum parking	3,071	3,289* (actual 3,094)	3,323 spaces

* Includes 195 spaces from the unconstructed eastern parking garage

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.

SITE PLAN CRITERIA (SECTION 34-116)

Below is the Planning and Zoning Staff's determination of compliance or noncompliance 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: Does not Comply
The proposed project modifications will NOT be in conformity with the Town's Comprehensive Development Plan, specifically Policy 4.7 and Policy 5.2 of the Conservation Element of the Town's Comprehensive Plan and Policy 3.4 of the Future Land Use Element.

> Policy 4.7 "protect plants and vegetative communities that are endangered or threatened and species of special concern from future development".
>
> Policy 5.2 "protect endangered development. and/or threatened wildlife habitats from future development".
>
> Policy 3.4 "species of plants and animals listed in the conservation support documentation as endangered or threatened shall be protected from land clearing activities in with the environmental and habitat standards established in other elements of this Plan".

Further analysis of this noncompliance may be found in the analysis of environmental conditions on page 10 of the staff report.

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 was reviewed for proper vehicular and pedestrian safety and circulation. If approved, the amended site plan meets the Town Code in regard to the provision of adequate sidewalks, site triangles at intersections, parking and aisle configuration and ingress and egress.

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 provided documentation that the site has adequate provision of public services and that the amendment to the site plan does not negatively impact police, fire, and solid waste collection.

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

Staff 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: Does not 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.

However, staff does not support the compliance with regard to natural vegetation and habitats, as the unique existing features will be adversely affected by the modifications of condition #4 and the approval of the surface parking lot on the scrub land.

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

Staff Response: Does not Comply
The proposed on-site modifications do not preserve the environmental features. More explanation for this is in the analysis of environmental conditions on page 10 of the staff report.

7. Protects estuarine areas 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: Does not Comply.
The FPL campus is located over 3,600 linear feet from the Juno Beach shoreline and is therefore not in proximity to a shoreline. However, it is staff's professional opinion that the application degrades existing protected habitat by removing 1.71 acres of intact scrub habitat.

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 technical sections of the Zoning Code (Chapter 34).

MODIFICATION OF CONDITION #4: HABITAT, VEGETATION AND WILDLIFE

In 1984, the Town of Juno Beach adopted Resolution No. 84-9, which approved a master site plan, and established via said master plan and in conjunction, condition #4, 10.5 acres of upland scrub habitat and 2.0 acres of wetland habitat to be maintained on the property. The areas were defined in three parts: 1) a Northern Scrub and wetland area; 2) a southern scrub area and 3) a scrub buffer around the western property line.

Additionally, the condition required a site preservation plan, and a preserve area management plan (called a PAMP), which were both established and attached. The 12.5 acres of habitat was established on the property. In 2014, the PAMP was modified due to the development of a 2-story parking garage on the east side of the property. Exhibit C-1 is the current PAMP drawing as the property exists today.

There are two parts of condition #4 that would require modification to permit the current request of the applicant. Firstly, the condition conveys that if additional parking is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted. The conditions were established to prevent any new surface parking impact on the dedicated open spaces provided. The applicant is requesting a change to the condition language, adding "with exception of the area identified as the Southern Scrub Area where on grade surface parking can be established".

Secondly, the condition established 10.5 acres of upland in three parts. The applicant is requesting to mitigate for the loss of upland by creating Xeric hammock habitat in already existing landscaped areas, by transforming landscape islands throughout the property. In staff's professional opinion, this would not be a like for like mitigation, as these areas are small, disjointed, and there is still a net loss in open space, therefore, changing the specific intent of the original condition to create areas that provide for endangered and threatened scrub land species.

If approved, staff recommends the following modification to condition #4 is as follows:

4. The developer shall set aside a minimum of ~~10.5~~ 8.8 acres of upland habitat and a minimum of 2.0 acres of wetland habitat to be managed and maintained as a native habitat preserve. The preserve areas shall be located as indicated in Exhibit A and shall consist of three parts: 1) a northern scrub and wetland preserve area; 2) a southern scrub preserve area; and 3) a scrub buffer area around the western portion

of the site. No building permit shall be granted for the first phase of development until a site preservation map and a preserve area management plan have been approved by the Town of Juno Beach in consultation with the Treasure Coast Regional Planning Council. If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted, with exception of the area identified as the Southern Scrub Area where on grade surface parking can be established.

The site preservation map shall: 1) provide for the total preservation area specified above; 2) delineate the precise boundaries of the three areas as shown in the above referenced Exhibit A; and 3) provide for the preservation and protection in situ of all Four-petal pawpaw (Asimina tetramera) as shown in Exhibit A except for those explicitly designated as proposed for attempted relocation in Exhibit A and a minimum number of plants which must be relocated to allow for the placement of the roadway along the northern boundary; and 4) provide a minimum 10 foot buffer of native scrub vegetation around each preserved plant. The preserve area management plan shall identify a program of habitat management that will specify: 1) all activities to be undertaken to support habitat values necessary to maintain Gopher Tortoises, Scrub Jays and Scrub Lizards in the preserve area; 2) the manner and method in which all Four-petal pawpaw disrupted by development will be transplanted to suitable locations within the preserve area; 3) the management procedures necessary to maintain 2.0 acres of viable productive wetland habitat and ~~10.5~~ 8.8 acres of healthy scrub habitat; 4) design features and management techniques to protect the habitat and endangered and threatened species from the effects of drainage and other development related impacts; and 5) the extent, type and timing of any planting to be provided to enhance habitat conditions.

To offset the removal of 1.7 acres of scrub habitat from the southern scrub area, an aggregate of 1.71 acres of restored scrub habitat and .58 acres of new Xeric Hammock habitat shall be planted in accordance with an updated Preserve Area Management Plan (PAMP), as shown in Exhibit D "Proposed Scrub and Hammock Area". The updated PAMP shall include a five (5)-year plan to relocate soils and seedlings to restore scrub habitat to the 2.4 acres on the site, as well as the collection and planting of new four-petal pawpaw plantings.

PARKING

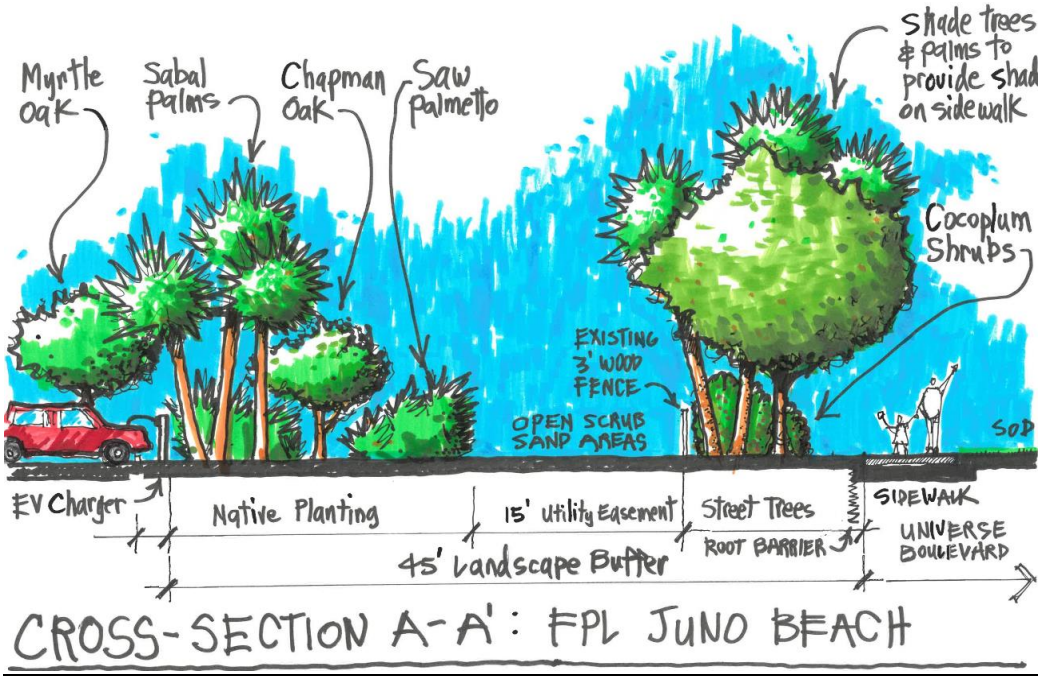
Pursuant to Section 34-981, General requirements; off-street parking plans, the applicant is proposing to add additional parking to meet inherent demand from changing onsite conditions, including more efficient use of office space, additional employees, and greater

demand for the facilities from guests. The applicant is providing 229 additional parking spaces, of which 121 spaces will support electrical vehicle (EV) charging stations in the future. This will increase the total parking provided to 3,323 parking spaces, and 1,244 parking spaces are currently within two separate garage structures. The applicant is meeting the Americans with Disabilities Act (ADA) requirement of 43 parking spaces, by providing 55 ADA compliance parking spaces. The Town Code does not have a maximum parking space allocation; therefore, the applicant may provide additional parking so long as all other sections of the code are met.

LANDSCAPING AND BUFFERS

The applicant provided a landscape plan that aims to:

1) Enhance Universe Boulevard by creating a tree lined street edge in the location of the proposed parking lot, consisting of live oaks, gumbo limbo and green buttonwood trees with a low-level hedge of cocoa plum and cabbage palm clusters;
2) Screen the parking spaces with robust vegetation similar to the tree-lined street edge in the existing 45-foot landscape buffer; (for a demonstration of #1 and #2, please see the cross-section A-A below)
3) Retain the existing six (6) four-petal pawpaw shrubs and relocate quality native cabbage palms and two (2) sand live oaks from the impacted scrub area;
4) Create canopy cover with Live Oak within landscape islands over the proposed parking lot, and;
5) Transform existing landscape areas into scrub habitat by relocating sandy soils and plantings from the impacted scrub area, including the collection and planting of seeds from the four-petal pawpaw population on the campus.



The applicant has identified the six (6) existing four-petal pawpaw scrubs and a 10-foot radius protective perimeter in accordance with conditions of the DRI, located within the existing scrub area. The location of the pawpaw shrubs and the 10-foot buffer are indicated on the proposed tree disposition, relocation, and landscape plans. The applicant proposes to preserve the pawpaw shrubs in place and the areas around them augmented by additional plantings of south Florida sand pines, sabal palms, live oaks, and gumbo limbo trees.

In summary, the tree disposition plan states that of the 217 total trees in the impacted scrub area, 69 will be preserved in place, 60 will be relocated on the site, and 88 will be removed. The 88 trees being removed consist of 2 live oaks, 1 gumbo limbo and 85 sand pines.

Additionally, the applicant is proposing mitigation for the removal of 1.71 acres of scrub habitat from the master site plan. As shown on Exhibit D, "Proposed Scrub and Hammock Area", the applicant will restore 1.83 acres of existing landscaped areas throughout the site by relocating sandy soils containing seeds and subsurface microbes from the impacted area to create new scrub habitat. They will also supplement .58 acres of existing open space with new gumbo limbos, cabbage palms, Yaupon holly, and sand live oaks to create new Xeric Hammock habitat. The applicant aims to offset the impact to the existing scrub (1.71 acres) by providing an environmental benefit (2.4 acres) to the entire campus.

However, staff disagrees that the environmental benefit offered by the applicant is an equivalent trade. The existing 3.7-acre scrub habitat is intact, which reduces the edge effects of vehicle and human interaction with the habitat. The proposed scrub restoration areas are as small as 308 square feet and broken into 27 disconnected pieces. There is considerable edge effect to the 2.4 acres, which will diminish the environmental quality of those areas. Rick Harman, CEP, PWS, of WGI, Inc, as the Town's Environmental consultant states that "the proposed offsetting scrub restoration and scrub xeric preservation areas average 0.07 acres in size (~3,000 sq-ft). While it is acknowledged that the proposed restoration areas fully offset the acreage of the proposed impacts to scrub land, the resulting fragmented habitat will not provide the same amount of ecological value as the existing Southern Scrub Area due in part to larger edge effects on the fragmented areas and disturbances from the surrounding infrastructure. Neither the Condition of Approval #4 nor the PAMP prescribe minimum dimensions to the preserve areas, but we encourage the applicant to consolidate as much of the offsetting restoration areas as practicable to minimize the loss of ecological value".

ENVIRONMENTAL IMPACTS

Policy 4.7 of the Conservation Element of the Town's Comprehensive Plan states that the Town "protect plants and vegetative communities that are endangered or threatened and species of special concern from future development", and Policy 5.2 states that the Town "protect endangered development and/or threatened wildlife habitats from future development".

Policy 3.4 of the Future Land Use Element states that "species of plants and animals listed in the conservation support documentation as endangered or threatened shall be protected from land clearing activities in with the environmental and habitat standards established in other elements of this Plan".

These policies, along with the Future Land Use Goal "to Protect the natural, environmental and historic resources and the character of Juno Beach", have not been sufficiently addressed by the applicant. As these policies aim to protect endangered habitat, the proposed request to remove scrub land that was approved to protect Florida Scrub-Jay **(***Aphelocoma coerulescens***)** habitat (a threatened bird species endemic to Florida's oak-sand scrub) and protect the four-petal pawpaw (*Asimina tetramera*), an endangered species under the Endangered Species Act, and a rare shrub endemic ONLY to Martin and Palm Beach County are in conflict with the Comprehensive Plan.

1.71 acres of the 3.37 acres of scrub and open space will be converted to impervious surface, while the remaining 1.49 acres will remain as pervious uplands to support the continued growth of native vegetation, including sand pines and the four-petal pawpaw scrub. An additional .17 acres will remain as buffer. Staff disagrees that the conversion of the intact 3.37 acres of scrub is equivalent to the same aggregate acres of highly segmented, highly impacted scrub vegetation that is being proposed.

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

Therefore, if approved, staff recommends a Condition of approval to update the PAMP. Staff notes that the original PAMP has not been followed by preserving the scrub area for the benefit of attracting scrub jay, gopher tortoise, etc. One of the main reasons why the area is considered the least ecologically important is due to the decline of the scrub flora habitat for the benefit of said fauna. The true impact to the scrub habitat is not addressed by providing landscape islands with scrub vegetation. The PAMP outlines the reason the scrub land was set aside, which staff notes was to attract scrub habitat. The restoration of landscape islands and other highly segmented small areas to xeric scrub does not sufficiently serve that purpose.

In summary, the loss of an intact scrub area (designated as area 2 in Condition #4) is not being mitigated by the same quality of habitat or open area in the proposal. Neither is it quantitatively equivalent because the areas already exist as open space. So, there is a net loss of open space, and there is a loss of habitat quality.

TRAFFIC

The Palm Beach County Traffic Division reviewed the applicant's traffic impact statement and based on the request to expand the parking lot for employees' use only, it is not expected to have any significant impact on non-municipal roadways or intersections and meets the Traffic Performance Standards of the Palm Beach County Unified Land Development Code.

Because the application request does not create additional uses or building space, the Town's Traffic Engineer concurs with Palm Beach County, that the addition of parking spaces to accommodate existing traffic does not pose a significant additional impact.

OTHER CONDITIONS OF APPROVAL

Based on staff's and the DRC's review of the proposed project, Planning and Zoning Staff recommends that IF the Planning and Zoning Board recommends approval of the Town Council of the FPL campus, that it shall be subject to the applicable conditions of approval from all prior approvals, and additional conditions of approval recommended by staff regarding the major site plan amendment.

1. All applicable conditions of approval from Resolution Nos. 84-9, 2017-04, and 2013-08 shall be carried over into this resolution. Condition #4 of Resolution No. 84-9 is amended to read:

   The developer shall set aside a minimum of 8.8 acres of upland habitat and a minimum of 2.0 acres of wetland habitat to be managed and maintained as a native habitat preserve. The preserve areas shall be located as indicated in Exhibit A and shall consist of three parts: 1) a northern scrub and wetland preserve area; 2) a southern scrub preserve area; and 3) a scrub buffer area around the western portion of the site. No building permit shall be granted for the first phase of development until a site preservation map and a preserve area management plan have been approved by the Town of Juno Beach in consultation with the Treasure Coast Regional Planning Council. If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted, with exception of the area identified as the Southern Scrub Area where on grade surface parking can be established.

   The site preservation map shall: 1) provide for the total preservation area specified above; 2) delineate the precise boundaries of the three areas as shown in the above referenced Exhibit A; and 3) provide for the preservation and protection in situ of all Four-petal pawpaw (Asimina tetramera) as shown in Exhibit A except for those explicitly designated as proposed for attempted relocation in Exhibit A and a

minimum number of plants which must be relocated to allow for the placement of the roadway along the northern boundary; and 4) provide a minimum 10 foot buffer of native scrub vegetation around each preserved plant. The preserve area management plan shall identify a program of habitat management that will specify: 1) all activities to be undertaken to support habitat values necessary to maintain Gopher Tortoises, Scrub Jays and Scrub Lizards in the preserve area; 2) the manner and method in which all Four-petal pawpaw disrupted by development will be transplanted to suitable locations within the preserve area; 3) the management procedures necessary to maintain 2.0 acres of viable productive wetland habitat and 10.5 8.8 acres of healthy scrub habitat; 4) design features and management techniques to protect the habitat and endangered and threatened species from the effects of drainage and other development related impacts; and 5) the extent, type and timing of any planting to be provided to enhance habitat conditions.

To offset the removal of 1.7 acres of scrub habitat from the southern scrub area, an aggregate of 1.71 acres of restored scrub habitat and .58 acres of new Xeric Hammock habitat shall be planted in accordance with an updated Preserve Area Management Plan (PAMP), as shown in Exhibit D "Proposed Scrub and Hammock Area". The updated PAMP shall include a five (5)-year plan to relocate soils and seedlings to restore scrub habitat to the 2.4 acres on the site, as well as the collection and planting of new four-petal pawpaw plantings.

2. The applicant shall collect four-petal pawpaw seeds on an annual basis and plant them in favorable locations on site for a period of five (5) years from the date of approval. Planting locations will be periodically monitored by the applicant to ensure the site conditions remain favorable for seedling establishment. At the end of the five (5) year period, the applicant shall provide the Town with a summary of the planting success rate.
3. 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. Any deviations from such representations will be addressed in accordance with Sections 34-34 and 34-35 of the Town Code.
4. The Applicant shall minimize all off-site lighting impacts to adjacent residential property (Ocean Trace) to the south and adjacent scrub areas to the north and west. Light emitted from exterior light fixtures should be downward directed and full cut-off to minimize light pollution that may negatively affect wildlife in the adjacent scrub areas and to eliminate, to the extent possible, sky glow caused by light that me be emitted or reflected in an upward direction. It is noted that upon final zoning review, the parking lot lights may require shields.
5. The Applicant shall comply with all requirements of Seacoast Utilities Authority (SUA) for water and sewer services.
6. The Applicant shall first complete perimeter screening of project area in order to maintain acceptable visual impacts during the construction phase of the surface parking lot. Prior to any land clearing and maintained throughout construction of the surface parking lot, the applicant shall provide orange construction fencing or

equivalent protections around the existing four-petal pawpaw plantings, as detailed on the landscape drawings and in detail sheet LA-6.

7. The Applicant shall submit final civil engineering and utility/water management plans to the Town Engineer and the applicable utility providers prior to any land clearing or grading. The Applicant shall obtain all necessary surface water management permits and water use permits from the South Florida Water Management District and the Department of Environmental Protection. Additionally, the Applicant shall create all easements required by the utility providers and the permitting agencies.
8. The submittal of an updated PAMP for review and approval by the Town shall be required prior to the issuance of a land clearing building permit for the proposed construction of the surface parking area as a condition of approval for this Project Site Plan review.
9. The revised landscape plan proposes 28 sand pines (Pinus clausa) as part of the scrub restoration areas. The existing PAMP prescribes management practices to reduce the amount of P. clausa within the scrub habitat as it is a transitional species that will overtake the habitat. We recommend that no P. clausa be proposed in the landscape plan and allow it to naturally recruit.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board consider the request for a Major Site Plan Amendment application for the reconfiguration and modification of the existing FPL main campus, subject to the conditions outlined above, and provide a recommendation of approval, denial or approval with conditions to the Town Council.

Attachments:

1. Application for Development and Application Materials
2. Application for Development Proposed Plans
3. Applicant's Habitat Assessment
4. Resolution 84-9 DRI Development Order (which contains condition #4)
5. Preserve Area Management Plan (PAMP) for FPL
6. Rick Harmon's Environmental Review Letter from DRC
7. 2017 Master Site Plan

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

For Official Use Only
Date Stamp

Application for Development and Site Plan Review

Applicant: Florida Power & Light Company
Project: Florida Power & Light Company Parking Lot

Location: Affected area is generally located at the northwest corner of U.S. Highway One and Universe Boulevard (Overall campus address: 700 Universe Boulevard)

Owner(s): Florida Power & Light Company

Signature(s): Applicant: _____
Owner(s): _____
Agent (if other than Applicant/Owner): Urban Design Studio

Mailing Address

Applicant:	FP&L: PO Box 14000 North Palm Beach, FL 33408	Phone:	(561) 366-1100 Agent
Owner(s):	Same as Applicant	Phone:	(561) 366-1100 Agent
Agent:	UDS:610 Clematis Street Suite CU02 WPB, FL 33401	Phone:	(561) 366-1100
Architect:	Not Applicable	Phone:	Not Applicable
Engineer:	Vanesa M. Mahoney, P.E. (FL) /Kimley-Horn	Phone:	(561) 840-0829
Planner:	Shayne Broadnix	Phone:	(561) 366-1100
Landscape Architect:	Rob Dinsmore, PLA, ASLA	Phone:	(561) 366-1100

(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.

February 26, 2026
Date

Jon M Rosenthal
Digitally signed by Jon M Rosenthal
DN: C=US, E="Jon.Rosenthal@FPL.com ", O="Florida Power & Light Company ", OU="Corporate Real Estate ", CN=Jon M Rosenthal
Date: 2026.02.26 09:13:29-05'00'
Signature of Applicant

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

Site Plan and Appearance Approval Checklist

The following checklist is designed to assist applicants in preparing required materials for review. The applicant should check off each item to insure that it is included. Items omitted will delay review procedures. All plans must be bound and rolled: letters must be submitted separately and collated in complete sets.

Eight (8) 24" x 36" sets of detailed plans drawn to scale. An engineering scale with adequate resolution for verification of measurement should be used. The site plan shall include the following: Digital Site Plan reflects the following:

__X__ (a) Name of proposed project.

__X__ (b) Date, north arrow, and graphic scale.

__X__ (c) Vicinity map showing property in relation to adjacent area.

__X__ (d) Adjacent land uses, including footprints of any structures or vehicular uses areas on adjacent areas.

__X__ (e) Location of property line, right-of-way, proposed/existing easements, water sources, dune crestline, vegetation line, Coastal Construction Control Line, and other essential features.

__X__ (f) Streets, bike lanes, sidewalks, driveways, intersections, curb cuts and turning lanes adjacent to and across from the subject property, and means of access to site.

__X__ (g) Location and dimensions of all perimeter treatment (sidewalks, bike paths, fences, walls and berms).

__X__ (h) The footprints of all buildings showing their proposed uses, setbacks, dimensions, floor area, number of stories, height, points of access, and finished floor elevation in relation to **mean sea level (NAVD 1988).**

__X__ (i) Location, height, colors, materials and dimensions of all signs, retaining walls and other accessory structures.

__N/A__ (j) Phasing Plan of the site, including any temporary facilities or treatments such as landscaping and accesses.

__X__ (k) Location and width of any proposed dedication of property for public or private road right-of-way and any other form of easement.

_**X**_ (l) Layout and location of all on-street and off-street parking, loading and other vehicular use areas, including where applicable, distance from the principle uses.

_**X**__ (m) Location and dimensions of all parking and handicap spaces, bicycle parking facilities, driveways and aisled, dumpsters, and loading zones.

_**N/A**_ (n) Loading Demand Statement for all non-residential uses, detailing the land use's projected normal demands for loading and unloading.

_**N/A**_ (o) Statement of estimated need for bicycle parking facilities for all uses.

_**N/A** p) Location, height and detail of all outdoor illuminations.

_**X** (q) Location of existing and proposed fire hydrants (or operational equivalents) on and near site.

_**N/A** (r) Location, percentage, and size of acres to be conveyed, dedicated or reserves as open space, public parks, recreational, and similar uses.

_**N/A** (s) Location and screening of all garbage/trash features including recycling bins, mechanical equipment, satellite dishes, and other accessory structures.

_**X**__ (t) Supply a site data table which indicates the following:

1. Existing/proposed land use and zoning.
2. Total acres of project.
3. Intensity, total gross building square footage.
4. Gross building footprint square footage.
5. Percent of open space/landscaping, lot coverage and impermeable surface.
6. Acres and percent of water bodies.
7. Density, number of dwelling units (residential), and total living area per unit.
8. Parking computations (parking required, parking provided, parking ratio, & handicap spaces provided).
9. Building Height – to correspond with data from survey and proposed finished floor elevation.
10. Loading spacing required & provided.

_**N/A**_ (u) NPDES permit, if required (required when subject property has an area of 1 acre or greater). For projects/sites requiring such permit, the applicant must also include a binding letter from the developer/applicant, which will provide that the storm drain system shall be monitored and maintained (and produce a corresponding report) on an annual basis, according to the standards identified in the NPDES permit. Such annual reports shall be made available upon

completion to the Town of Juno Beach Public Works Director.

___ ½ acre of less (exempt)

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

_**X**__ (v) Landscape plan, including the following:

1. Location and number of all proposed landscaping and location of landscape buffers;
2. A separate list of both the species and common name of proposed landscaping;
3. Native and non-native plant designation, and percentage of native plant material utilized for each type of plant, including trees, shrubs, and groundcover;
4. Size, as appropriate, of all proposed landscaping;
5. Total square feet of landscaping and pervious surface;
6. Percentage of landscaping and pervious surface of the total site area;
7. Statement that all landscape areas will be provided with permanent, automatic irrigation where needed; and
8. Calculations for provision of landscaping for vehicular parking and circulation areas.

_**X**_ (w) Engineering plans, including water and sewer, drainage, paving, and grading. High and low points must be shown on drainage, paving and grading plans. Cross sections are required at all perimeter conditions. Coordination with the Landscape Plans is required.

_**X**_ (x) Survey; signed and sealed by a Professional Land Surveyor registered in the State of Florida.

_**N/A**_ (y) Preliminary Plat, if re-plat or subdivision is required.

_**N/A**_ (z) School Concurrency application, analysis and School District Approval.

Eight (8) copies of the following items must also be submitted: ***The following Digital Files are listed:***

On Site Plan: 1. 8 ½" x 11" location map showing site and uses adjacent to and across from site.

N/A 2. Front, side and rear elevations of all buildings.

N/A 3. Typical floor plans.

X 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).

X 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.

X 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).

N/A 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.

X 9. Warranty deed, copy of purchase contract of written consent of owner.

X 10. Letter authorizing agent to represent developer/owner.

X 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.

N/A13. Color and Material samples will be required by the Director of Planning & Zoning.

___14. Written responses to the Town's Zoning Code Sections dealing with Site Plan criteria, appearance, etc.

N/A15. A school concurrency application and study, accordingly, if any portion of the project involves residential use. This item shall also be the applicant's responsibility to obtain a sufficient determination from the Director of Planning & Zoning.

NOTE: Site plan review fee and any other applicable fees must accompany

submission. The submission will be considered incomplete until all items outlined on this application have been received and determined complete by Staff. At any time, the Director of Planning & Zoning may determine that the applicant's submission packet is incomplete based on missing or improperly prepared material, which will result in the applicant having to submit/resubmit the incomplete or improperly prepared material. This may also result in the application/petition being postponed to the next P7Z Board/Town Council Meeting.

GUIDELINES

1. A state registered Architect, Engineer and landscape Architect seal is required on all corresponding plans submitted with the applications for review by the Planning and Zoning Board, other than plans submitted for single family or duplex construction.

2. All application deadlines are **strictly** enforced. Any applications submitted to the Town of Juno Beach Planning & Zoning Department must be in no later than **12:00 p.m.** on the day of the deadline. In order to be accepted, the application must contain all pertinent items and information described in the application attachments. Partial applications **will not be accepted** for placement on the Planning and Zoning Board agenda until all such materials are submitted.

3. The **correct number** of required plans must be submitted.

4. If revised plans, documents, etc., are submitted during the review process, it is **the applicant's responsibility** to insert revised documents into the previously submitted plans. Non-adherence to this policy **will cause a delay in processing.**

Jon M Rosenthal

Digitally signed by Jon M Rosenthal
DN: C=US, E="Jon.Rosenthal@FPL.com ", O="Florida Power & Light Company ", OU="Corporate Real Estate ", CN=Jon M Rosenthal
Date: 2026.02.26 09:15:50-05'00'

Applicant Signature

February 26, 2026

Date

To: WHOM IT MAY CONCERN

Date: January 9, 2026

Re: FLORIDA POWER & LIGHT COMPANY
ZONING, SITE PLAN APPROVAL AND
PERMITTING: AUTHORIZATION TO SIGN

I, David Flechner, Vice President, Compliance & Corporate Secretary for Florida Power & Light Company, do verify that the following listed individual:

Jon M. Rosenthal, DIRECTOR, CORPORATE REAL ESTATE - CONSTRUCTION

is authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all Florida Power & Light Company property.

David Flechner
Vice President, Compliance &
Corporate Secretary

STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me on January 9, 2026, by David Flechner, Vice President, Compliance & Corporate Secretary for Florida Power &Light Company, a Florida corporation. He is personally known to me and did not take an oath.

SEAL

NOTARY PUBLIC Expires 8/2/2028 Kristen Carey My Commission HH 512144 STATE OF FLORIDA

Notary Public
State of Florida

Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared _____

Jon M. Rosenthall of Florida Power & Light Company who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting a Site Plan Amendment in the Town of Juno Beach, Florida.
3. That he appointed Ken Tuma, Shayne Broadnix and Rob Dinsmore of Urban Design Kilday Studios to act as authorized agents on his behalf to accomplish the above project.

Name of Owner: Florida Power and Light Company

Jon M Rosenthal
Digitally signed by Jon M Rosenthal
DN: C=US, E="Jon.Rosenthal@FPL.com ", O="Florida Power & Light Company ", OU="Corporate Real Estate ", CN=Jon M Rosenthal
Date: 2026.02.26 09:16:56 -05'00'
Signature of Owner

Jon M. Rosenthall, Florida Power & Light
By: Name/Title

700 Universe Boulevard
Street Address

Juno Beach, Florida 33408
City, State, Zip Code

(561) 694-4274
Telephone Number

561-691-2190
Fax Number

Jon.Rosenthal@fpl.com
Email Address

Sworn and subscribed before me this 26Th day of February 2026

Deborah C. Patterson
Notary Public

My Commission expires:
June 3, 2027

DEBORAH C. PATTERSON
MY COMMISSION # HH389811
EXPIRES: June 03, 2027

To: WHOM IT MAY CONCERN

Date: January 9, 2026

Re: FLORIDA POWER & LIGHT COMPANY
ZONING, SITE PLAN APPROVAL AND
PERMITTING: AUTHORIZATION TO SIGN

I, David Flechner, Vice President, Compliance & Corporate Secretary for Florida Power & Light Company, do verify that the following listed individual:

Jon M. Rosenthal, DIRECTOR, CORPORATE REAL ESTATE - CONSTRUCTION

is authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company, in matters relating to the zoning, site plan approval, and permitting of any and all Florida Power & Light Company property.

David Flechner
Vice President, Compliance &
Corporate Secretary

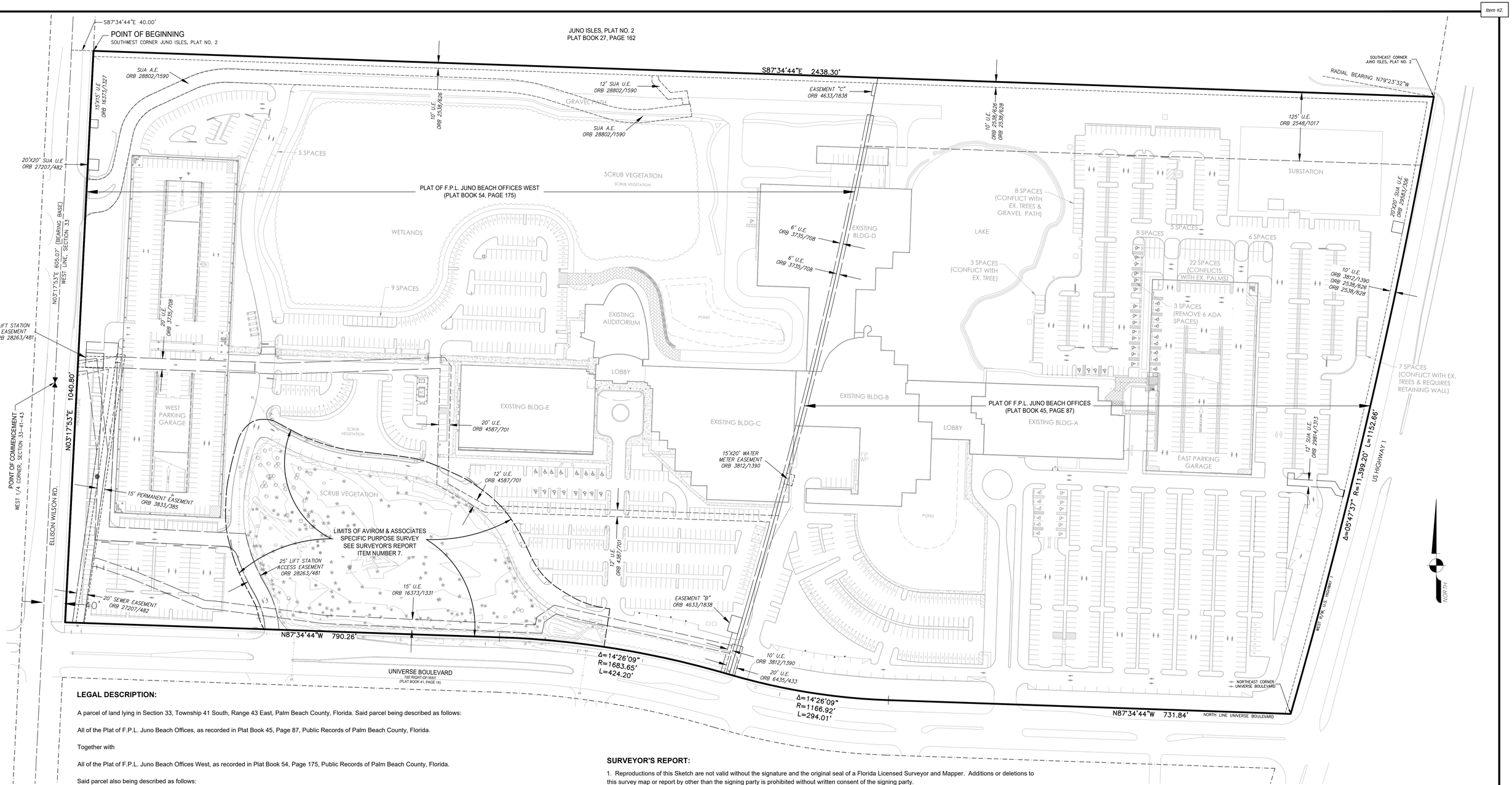
STATE OF FLORIDA)
) ss
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me on January 9, 2026, by David Flechner, Vice President, Compliance & Corporate Secretary for Florida Power &Light Company, a Florida corporation. He is personally known to me and did not take an oath.

SEAL



Notary Public
State of Florida



LEGAL DESCRIPTION:

A parcel of land lying in Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida. Said parcel being described as follows:

All of the Plat of F.P.L. Juno Beach Offices, as recorded in Plat Book 45, Page 87, Public Records of Palm Beach County, Florida.

Together with

All of the Plat of F.P.L. Juno Beach Offices West, as recorded in Plat Book 54, Page 175, Public Records of Palm Beach County, Florida.

Said parcel also being described as follows:

COMMENCE at the Southwest corner of the Northwest Quarter of Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida, thence North 03°17'53" East, along the west line of the Northwest Quarter of said Section 33 and the centerline of Ellison Wlison Road, 605.07 feet to the north line of the south 605.00 feet of the Northwest Quarter of said Section 33; thence South 87°34'44 East, along said north line 40.00 feet to the southwest corner of Juno Isles, Plat No. 2, as recorded in Plat Book 27, Pages 162, Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING; thence continue South 87°34'44" East, along the south line of said Juno Isles Plat No. 2, a distance of 2,438.30 feet to a point on the west right-of-way of U.S. Highway 1, as laid out and now in use, said point also being the southeast corner of said Juno Isles, Plat No. 2, said point lying on a non-tangent curve concave to the west, having a radius of 11,399.20 feet, and a radial bearing of North 79°23'32" West; thence south along the west right-of-way of said U.S. Highway 1, and along the arc of said curve through a central angle of 05°47'37", a distance of 1152.66 feet to the northeast corner of Universe Boulevard, as recorded in Plat Book 41, Page 14, Public Records of Palm Beach County, Florida; thence North 87°34'44" West along the north line of said Universe Boulevard, 731.84 feet to the beginning of a curve concave to the north, having a radius of 1166.92 feet; thence west along the arc of said curve through a central angle of 14°26'09", a distance of 294.01 feet to the beginning of a reverse curve, concave to the south, having a radius of 1683.65 feet; thence west along the arc of said curve through a central angle of 14°26'09", a distance of 424.20 feet; thence North 87°34'44" West, 790.26 feet to a point on a line parallel with, and 40.00 feet easterly of, as measured perpendicular to, the west line of aforesaid Section 33, and the centerline of Ellison Wilson Road; thence North 03°17'53" East along said line, 1040.80 feet to the POINT OF BEGINNING.

Said parcel containing 58.484 acres, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was provided by the Client.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the west line of Section 33, Township 41 South, Range 43 East, Palm Beach County, Florida, having a bearing of North 03°17'53" East.
6. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
7. This is a Specific Purpose Survey. The purpose of this survey is to show the limits of the Specific Purpose Survey, dated 11/11/2025, performed by Avirom & Associates, Inc., within the boundary of the legal description shown hereon. Only those improvements shown within that boundary have been surveyed by the Surveyor. All improvements and linework shown outside of these limits was provided by the client and is shown for reference purposes only as requested by the client. **This is NOT a Boundary Survey.**
8. Abbreviation Legend: Δ = Central Angle (Delta); A.E. = Access Easement; L = Arc Length; L.B. = Licensed Business; ORB = Official Records Book; P.L.S. = Professional Land Surveyor; R = Radius; SUA = Southeast Utility Authority; U.E. = Utility Easement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Specific Purpose Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Specific Purpose Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D

SPECIFIC PURPOSE SURVEY
FLORIDA POWER & LIGHT COMPANY
JUNO BEACH OFFICES
PLAT OF F.P.L. JUNO BEACH OFFICES (PLAT BOOK 45, PAGE 87, P.B.C.R.)
PLAT OF F.P.L. JUNO BEACH OFFICES WEST (PLAT BOOK 54, PAGE 175, P.B.C.R.)
CITY OF JUNO BEACH
PALM BEACH COUNTY, FLORIDA

JOB #:	**9157-5**
SCALE:	1" = 80'
DATE:	02/05/2026
BY:	J.A.S.
CHECKED:	D.A.H.
F.B.	PG.
SHEET:	**1 OF 1**

urban design studio

Urban Design
Land Planning
Landscape Architecture

FLORIDA POWER & LIGHT COMPANY

Project Narrative

Request: Amendment to Site Plan and Condition No. 4

Submittal: March 2, 2026
April 7, 2026 Rev1
May 8, 2026 Rev2

Overview of Request & Property Introduction

On behalf of the applicant, Florida Power & Light Company (FPL), Urban Design Studio (UDS) is requesting an amendment to FPL's Juno Beach campus site plan and Condition of Approval No. 4 Habitat, Vegetation, and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted on September 18, 1984. The request is to build a surface parking lot containing 229 parking spaces on 1.71 acres of Scrub Land. Overall, the campus property is 58.5 acres and is generally located at the northwest corner of U.S. Highway One and Universe Boulevard. The site has been platted via Plat Book 45, Pages 87-88 known as Plat of F.P.L. Juno Beach Offices, and Plat Book 54, Pages 175-176 known as F.P.L. Juno Beach Offices West. The site's address is 700 Universe Boulevard, and the Property Control Number (PCN) is 28-43-41-33-13-001-0000. There are currently four (4) access points to the site, three (3) from Universe Boulevard and one (1) from Ellison Wilson Road. The campus is zoned Commercial Office (CO) and has a future land use (FLU) designation of Commercial (C).

Established over forty (40) years ago in 1982, the campus is the headquarters for both FPL and its parent company, NextEra Energy Inc. It is comprised of five (5) office buildings containing work and accessory workspaces for company employees, two parking garages, a three-story training and multi-purpose meeting facility, an electrical distribution substation, an assortment of on-site parking lots, and approximately 10.5 acres of undeveloped land predominately upland (8 acres) exhibiting scrub habitat and a small low land (2 acres) exhibiting wetland habitat. For many years, the campus has stood as a prominent fixture and integral community partner supporting the Town of Juno Beach and various community organizations across a wide range of endeavors in the town.

In recent years, as company philosophy to be present in the office strengthened and workspaces have evolved to become more efficient, the employee presence on campus has increased and brought with it the need for more parking spaces. The existing supply of parking spaces in the surface parking lots and parking garages are no longer sufficient to accommodate the current demand of the occupants residing daily at the Juno Beach campus.

The site plan amendment proposes to address this operational need through the development of a new surface parking lot within a segregated portion of the southwest

quadrant of the property. More specifically, the area being developed as the parking lot is bounded by internal roadways and existing parking spaces to the west, north and east, and Universe Boulevard to the south. The land is undeveloped, possesses a seacoast utility easement, and is accessible through existing site circulation driveways that cross the property and intersect with driveways extending off of Universe Boulevard. Furthermore, the development of the surface parking lot will not disrupt, make unusable, or eliminate existing parking spaces, drive isles, buildings or operations positioned at the property.

In evaluating options to increase the number of parking spaces on the property, the development team evaluated adding a new parking garage structure but encountered significant concerns in building and maintaining the garage that would currently impact operations and abutting property owners. More specifically, a new garage being built over existing parking spaces or driveways would significantly impact the number of usable parking spaces and drive lanes during construction and upon completion, eliminate permanently certain parking spaces and existing well-established live oak trees. Furthermore, developed and undeveloped areas on site where a new garage structure could be constructed would be highly visible during the day and evenings to residential properties located along the perimeter of the property.

Also, in evaluating location options to build and how best to build on the location being proposed, the development team identified a location and assembled a configuration that took into consideration the land area with the least environmental impacts and a configuration that would retain as much of the existing undeveloped land with quality habitat as possible, including the four-petal pawpaw shrub and other well-established vegetation. The design team assembled a site plan that leverages existing grades and soils, vegetation relocation, and the retainment of existing well-established vegetation along the south, west and north perimeters to screen and conceal the appearance of the parking spaces. Moreover, the team is retaining and enhancing a 45-foot-deep landscape buffer with new plantings possessing significant canopy composition along Universe Boulevard and thick and low-level vegetation as you move into the property to conceal the appearance of the parking spaces.

The establishment of the parking lot will bring about relief to the FPL Juno Beach Campus and avoid introducing circulation and function constraints that would strain further the developed campus and safety concerns. The proposed surface parking lot will allow the Town and the applicant to address parking needs in a manner that is compatible with the existing development pattern and operational requirements of the campus.

In addition, it should be noted that the proposed improvements do not increase the overall development intensity beyond the thresholds established under the original DRI approval dating back to 1984. Rather, the proposed parking lot represents a reasonable and necessary modification to the property's development plan to support a current long-standing business operation and taxpayer residing at a substantially developed campus that needs more parking to continue its continued operation at the property.

Approval History

On September 18, 1984, the Juno Beach Town Council adopted Resolution Number 84-9, which approved the “Juno Beach Offices Expansion” DRI for the site. This granted the approval of the Master Site Plan for up to 996,000 square feet of office space and ancillary facilities on the 58.5 acres of land.

On September 28, 1988, the Town Council adopted Resolution 88-11 to amend Resolution 84-9 to revise certain traffic improvement requirements in Condition 12 of the 1984 Development Order. Additionally, the Town Council adopted Resolution Number 93-11 to amend Resolution 84-9 to include an electrical distribution substation in the Mater Site Plan.

In March 28, 2001, the Town Council approved resolution 2001-3 granting a time extension of the DRI build out from December 2001 to December 2006.

On May 8, 2013, the Town Council adopted Resolution R-2013-008, a major amendment to the approved Master Site Plan, that led to the construction of a three story, 16,388 square foot training and multi-purpose meeting facility.

In June of 2013, the town approved the construction of a two-story parking garage on the west side of the property.

On March 30, 2017, the Town Council adopted Resolution R-2017-04, a major amendment to the approved Master Site Plan, that led to the construction of a three-story parking structure on the eastern portion of the property.

From the initial builds in the 1980’s and 1990’s to today, the property encompasses 766,750 square feet of offices and accessory workspaces, 123,000 square feet of atrium space, 15,195 square feet of auditorium space and a 16,388 square foot training and multi-purpose meeting facility for a total building square footage of approximately 921,333 square feet, not including the two existing parking garages.

Pre-App Meeting

On January 21, 2026, the development team held a pre-application meeting with representatives of the town to review the property’s development history and the current need for additional parking spaces at the campus to support day-to-day business operations.

Surrounding Areas

Below is a description of the uses of the adjacent properties to the north, south, west and east of the FPL Juno Beach campus.

North: Immediately to the north is a single-family residential development known as Juno Isles with a Low Residential – 3 du/ac (LR-3) Future Land Use and a Residential Single Family (RS) Zoning District in unincorporated Palm Beach County. To the northeast is a multifamily residential development also known as Juno Isles with a Medium Density Residential (MEDR) Future Land Use and a Residential Multiple Family-Medium Density (RM-1) Zoning District in the Town of Juno Beach.

South: The southern boundary is bordered by Universe Boulevard. Immediately southwest of this road consist of two (2) multifamily-residential developments known as Uno Lago and The Waterford with a Moderate Density Residential (MODR) Future Land Use and a Residential Multiple Family (RM-2) Zoning District. Immediately east of this southwest subdivision are multiple office buildings with a High Density (HDR) Residential Future Land Use and a Commercial Office (CO) Zoning District. To the northeast of the multiple office buildings is one (1) office building with a Commercial (COM) Future Land Use and a Commercial Office (CO) Zoning District. All of these uses are in the Town of Juno Beach.

West: The western boundary is bordered by Ellison Wilson Road. Immediately northwest of this road consist of a multifamily-residential development known as Bay Colony with a Moderate Density Residential (MODR) Future Land Use and a Residential Multiple Family (RM-2) Zoning District. To the southwest are multifamily-residential and single-family residential developments known as Oak Harbour with a Medium Density Residential (MEDR) Future Land Use and a Residential Multiple Family (RM-2) Zoning District. Both of these uses are in the Town of Juno Beach.

East: Immediately to the northeast is a private golf course known as Seminole Golf Club with a Recreation/Open Space (ROS) Future Land Use and a Private Recreation (REC-PRIV) Zoning District in the Town of Juno Beach. To the southeast is a single- family residential development known as Seminole Landing with a Low Residential – 3 du/ac (LR-3) Future Land Use and a Residential Single Family (RS) Zoning District in unincorporated Palm Beach County.

Request

At this time, on behalf of FPL, UDS is seeking approval of an amendment to the property's Master Site Plan through a Project Area Site Plan and Condition of Approval No. 4 of Habitat, Vegetation, and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted on September 18, 1984 to permit the development and applicable land improvements associated with establishing a new surface parking lot on 1.71 acres of undeveloped land contained in the Project Area Site Plan.

Master Plan:

Proposed modifications to the Master Site Plan are the following:

- Establish surface parking lot containing 229 parking spaces on approximately ~1.71-acres of undeveloped scrub along the southwest perimeter of the property.

- Updated Site Data table shows the number of parking spaces contained in parking garages to be 1,244. This includes the 701 parking spaces contained in the two-story west garage and the 543 parking spaces contained in the 3-story parking garage located on the east side of the campus.

- Updated Site Data table shows the total number of parking spaces inclusive of the proposed 229 surface parking space to be 3,323 spaces, of which 2,079 spaces are surface parking and 1,244 spaces are spread across the two parking garages. Also, the number of accessible parking spaces being provided is being updated from 48 to 55. Per code, 43 accessible parking spaces are required.

- Open space/pervious area (10% minimum) has been reduced from 20.8% to 17.9%, a reduction of 2.9%, and the proposed impervious area has been updated to 82.1%. Both are compliant with code.

Condition No. 4 Habitat, Vegetation and Wildlife:

In 1984 under Town of Juno Beach Resolution No. 84-9 adopted on September 18, 1984, a conceptual master site plan set forth generally the establishment of 10.5 acres of upland scrub habitat and a minimum of 2.0 acres of wetland habitat to be maintained on the property. The area was located in three parts: (1) a Northern Scrub and wetland area; (2) a Southern Scrub area; and (3) a Scrub Buffer around the western portion of the site. Please see attached Exhibit A for further reference. Additionally, this condition required that a Site Preservation Plan (drawing) be created that reflected the locations of these areas on the property before any buildings included in the first phase of the development are constructed. Attached as Exhibit B-1 is a copy of the Preserve Area Management Plan (PAMP), established in the early to mid-1980's and as Exhibit B-2 an updated PAMP noted as revised January 1993 that lays out further the proposed locations of uses and habitats areas noted in Condition 4 of Resolution No. 84-9. These plans identify a mixture of habitats that total 12.50 acres being established across the property.

In 2014, in coordination with the development of a 2-story parking garage on the east side of the property, the recognized PAMP drawing was updated and reestablished. Attached as Exhibit C-1 is a copy of current PAMP drawing.

As time has gone by and development on site occurred, modifications to the locations and quantities of habitat occurred. Internal roadways leading to buildings, parking areas, substation, etc. were built on the property that affected the make-up, location, and configuration of some of the identified habitat areas and uses proposed on the property. As the plans reflect, modifications to the plans and the Conditions of Approval including Condition No. 4 have routinely been approved by the Town to allow for the continued growth of the company on the property.

In reviewing historical plans and current conditions associated with the property, much of the Northern Scrub areas have remained intact including the 2.0-acre wetland located in the Northern Scrub area. With respect to the Western Scrub Area, modifications were made all along the north, west, and south boundaries of the area identified as scrub buffer to make way for the two-story west parking garage. The construction of this structure on site led to the reconfiguration and establishment of new scrub areas of varying sizes and shape that restored the majority of the affected scrub on the property along with the establishment of surface parking in areas that were previously noted as scrub buffer. With respect to the Southern Scrub area, it became apparent that the existing boundary lines of the upland area and abutting circulation driveway are not as rectangular as originally contemplated in the 1984 DRI drawing in Exhibit A or the Site Preservation Plan in Exhibit B-1. The northern and easterly boundaries of the upland area take a more southerly sweeping and/or angled alignment that creates a smaller area of approximately 3.2 acres instead of the initially identified 4-acre area in Exhibit A of the DRI. The establishment of the configuration and alignment appears to go back to the early 1980's where only buildings A, B and C resided on the campus and much of the property's east side existed as open space as noted in Exhibit B-1 and further reflected in aerial photograph taken back in the early 1980s in Exhibit B-3. This adjustment would have reduced the total habitat area of 10.5 acres down to 9.63 acres, a reduction of .87 acres. There appears there were no changes to wetland acreage designated.

Furthermore, it should be noted that in relation to the initial development plan and PAMP drawings established back in the 1980s and 1990s, areas that were identified to be buildings, parking, ponds, open spaces, scrub, etc. have been modified over time to reasonably accommodate planned improvements on the property that the Applicant put forth to maintain is operation at the property and the Town approved these modifications.

At this time, in coordination with the proposed Project Area Site Plan, the Applicant is requesting a modification to the Southern Scrub area that will enable the establishment of 229 surface parking spaces on approximately 1.71 acres of scrub habitat. Much like what was done in building the west garage, the loss of the habitat will be made up through the transformation and upgrading of 1.83 acres of existing conventional landscape spaces located in other areas on site to scrub restoration and xeric landscape areas plus creating 0.58 acres of xeric hammock landscape area for a total newly established habitat area of 2.40 acres. This is approximately 0.69 acres over the scrub area being removed. To aid in transforming the areas to scrub and retain as much of the habitat from the 1.71 acres as possible, the Applicant has committed to transferring the sandy soils from the area being paved to the areas being transformed to scrub and relocate existing viable landscaping from the 1.71-acre area to the areas immediately abutting the proposed parking spaces. This effort to transfer the soils will help carry forward the seed source of scrub plant species to the newly established scrub areas.

Xeric hammocks consist of areas typically found adjacent to scrub habitat where native hardwoods become more dominant and the canopy naturally closes in due to exclusion from fires. Along coastal ridges, like where the Applicant's Juno Beach Campus and the

Juno Dunes Natural Area located to the north of Applicant's property are situated, scrub communities often are accompanied by xeric hammocks. Like scrub habitat, native plants adapted for dry conditions thrive in xeric hammocks like many of the same oak species, cabbage palms, and saw palmettos. Also, native plant species commonly found in this habitat like American beatyberry, lyonia, yaupon holly, coontie, and wild coffee provide high wildlife value with berries that attract birds and flowers that attract pollinators.

Like the effort exhibited on the Western Scrub area, the Applicant has tried to establish the habitats in substantive and linked areas where conditions are favorable for long term ecological viability and vegetative stabilization. For further information on the areas to be converted and the proposed native plantings for those areas, please see Proposed Scrub and Hammock Area Exhibit D attached herein reflecting further the areas being transformed into scrub and hammock habitat. As reflective in Exhibit D, the Applicant is proposing to transform several areas of meaningful size, similar if not larger in some cases than areas established on the west side in 2017, as well as other areas that may appear segregated but as a hole extend over 300 feet in length and collectively stretch across an area 442 to 490 feet in width, possess landscape islands (8 feet wide and 32 feet long) every 100 feet that are suitable to receive meaningful supplemental native plantings, and are bookended by fully planted landscape islands containing cocoa plums and mahogany trees. These area sizes and relationship to vehicle activities are very similar to what has been established successfully on the west side of the property and with this plan, can be established on the property's east side where today no scrub or hammock conditions exists.

With respect to the landscaping being transplanted to the retained scrub areas surrounding the proposed parking spaces, please see Landscape sheet LA-3 and LA-4 reflecting their integration into the existing surrounding scrub area being retained.

In an effort to increase the quantity and value of the environment and ecological presence on site, qualified biologists will collect and plant seeds from the four-petal pawpaw population on the campus. Seeds will be planted within existing and newly enhanced scrub areas that possess conditions suitable to support long-term viability of the species. Upon approval of the project plan and an updated PAMP, the applicant will collect seeds annually and plant them in favorable locations for a period of five (5) years. Planting locations will be periodically monitored after planting to ensure that site conditions remain favorable for seedling establishment.

With these modifications to the habitat and plans to introduce new plantings of the four-petal pawpaw, the Applicant is hoping to strengthen and broaden the ecological diversity of habitat and environment within the applicant's Juno Beach campus.

Also, as part of Condition of Approval #4, the Applicant acknowledges that the condition, established in 1984, conveys that if additional parking is required it shall be multi-level or under-building parking, and no additional open space shall be impacted. This condition was established over 40-years ago and at time when the property's development was just

beginning. It was established at a time when the company's growth and operational philosophy was much different.

Today, the Applicant is the country's largest electric utility and understands how to create a balanced approach to development and protecting the environment. Moreover, possesses the expertise and innovation to develop plans that can accomplish and find a reasonable approach to simultaneously build certain site improvements to benefit the company's operation while still protecting the environment.

In evaluating options to address the demand for more parking spaces, constructing a multi-story parking garage on either improved or undeveloped portions of the site was found to impose detrimental and incompatible effects on the Applicants operations, neighboring properties, and even more severe impacts to the undeveloped Southern Scrub Area.

Developing a new multi-story parking garage on improved areas would severely impact existing parking spaces, drive isles, and restrict access to other parking areas outside and beyond the construction footprint and zone. It would severely impact the availability of several hundred parking spaces for several months while the building is constructed and permanently eliminate access routes, aisles, and parking spaces from the site. Additionally, the prominence of a multi-story parking garage in close proximity to property lines would introduce pronounced visual impacts to neighboring properties, compounded by nighttime light emissions incompatible with the surrounding context. These same incompatibilities apply when considering development within the undeveloped portions of the site like the Southern Scrub Area where such an approach would have even greater consequences for the habitat and environmental conditions present on the undeveloped land. The loss of natural habitat and existing ecological conditions would be considerably greater than what could otherwise be implemented through a more deliberate and contextually sensitive design approach, one that seeks to strike a measured balance between development objectives and the preservation of some areas maintaining native conditions.

In light of Applicant's need for parking and interest to minimize impact on Applicant's operation, neighboring properties and even greater impact on native habitat containing four-petal pawpaw plants, the Applicant is requesting the following language in **"bold"** be added to the end of the last sentence in the first paragraph of Condition of Approval No. 4 of Resolution No. 84-9.

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

While the proposed language adjustment may be a first, modifications to the development plan and PAMP to accommodate surface parking and/or other improvements on the

property in areas that may have been identified and/or are existing as scrub, scrub buffer, ponds, buildings, etc. have occurred many times of the past 40+ years

With the proposed project's approval, the Applicant will proceed with the applicable updates to the PAMP that will take into consideration the current PAMP, as build conditions, and the new areas, features and opportunities to further enhance the ecological environment being created by the plantings and activities being proposed on campus as part of this project.

Project Site Plan:

The proposed Project Area Site Plan consists of 3.2 acres of undeveloped land and entails the establishment of drive isles and a surface parking lot containing 229 parking spaces of which 121 spaces will include underground infrastructure to support the positioning of electrical vehicle (EV) charging stations in the future. With the development of 3.20 acres, 1.71 acres (53.4%) will convert to impervious surface, and 1.49 acres (46.6%) will remain as pervious uplands and be well-established to support the continued growth of native vegetation including live oaks, sabal palms, slash pines, saw palmetto, and the four-petal pawpaw.

In part of the pervious uplands being retained, a 45-foot landscape buffer is being established along Universe Boulevard that will be richly populated with native trees and shrubbery that will screen the proposed parking lot from the public right-of-way. Also, the existing three-foot-high white wooded fence will remain along the south and northwest sides of the project area.

While designing the Project Site Plan and comparing the affected area's size and configuration with the 1984 DRI Master Plan, it became apparent that the existing boundary lines of the upland area and abutting circulation driveway are not as rectangular as originally contemplated in the 1984 DRI drawing. The northern and easterly boundaries of the upland area take a more southerly sweeping and/or angled alignment that creates a smaller area just over 3 acres. The establishment of the configuration and alignment appears to go back to the 1980's where only buildings A, B and C resided on the campus.

In 2013, through Resolution No. 2013-08, which included the amendment to the Master Site Plan permitting the development of the three-story 16,388 square foot training and meeting facility, the Town of Juno Beach determined that the subject site was essentially built out under the DRI regulations and development program in effect at that time. That determination acknowledged that the campus had substantially achieved a significant portion of its approved development intensity and that future modifications would be evaluated under local land development regulations rather than through continued regional DRI review.

Moreover, since 2018, Florida's DRI regulatory framework has changed significantly to streamline review and largely centralize the approval and oversight process at the local

government level. As a result, amendments to the Master Plan for the subject site are now solely determined by the Town of Juno Beach. The Town retains both the authority and responsibility to evaluate and, where appropriate, approve amendments based on consistency with local policies and adopted land development regulations.

Landscape Plan

Included with the submittal are the proposed landscape drawings associated with the proposed parking lot improvements depicted on the Project Site Plan along with the conventional landscape areas to be transformed into scrub and hammock areas. The landscape design concept for the affected area entails four key facets: (1) enhance the public realm of Universe Boulevard by creating a tree lined street edge; (2) plant thick and robust vegetation in the interior of the 45-foot landscape buffer to screen the presence of the parking spaces; (3) retain the existing outer more mature scrub condition with large better quality native plants and the four-petal pawpaw shrub; and (4) create some canopy cover to shade the parking area and retain the scrub condition. With respect to the conventional landscape areas being transformed into scrub, the landscape design and transformation plan included in Exhibit D will look to leverage relocated sandy soils and plantings that are native, drought tolerant, and promote the expansion and opportunity to create more sustainable ecological systems on the property.

Running along the south property line, an arrangement of live oaks with gumbo limbos and green buttonwood, low level hedge of cocoa plum, and periodic grouping of cabbage palm clusters are being proposed and arranged to create a tree and hedge lined sidewalk on the north side of Universe Boulevard. As you move into the property closer to the parking space, more of the same trees and palms are proposed and complimented by shrub plantings of seagrape, cocoplum and saw palmetto. Additionally, as you come up onto the parking spaces, groupings of cabbage palm clusters, wiregrass, saw palmetto, etc. are proposed to create a significant robust landscape buffer along the south edge of the parking lot, screening views to on-site buildings and parking spaces from Universe Boulevard. The affected areas bordered on the west, north and south by the retained scrub condition contain sand pine trees, sand live oak trees, cabbage palms, saw palmetto, four-petal pawpaw shrubs and many other native shrubs and grasses. The four-petal pawpaw shrubs have been identified on the landscape plans with a 10-foot round protective perimeter in accordance with conditions outlined in the DRI. The areas around the protective perimeter are to be augmented by additional plantings of south Florida slash pines, sabal palms, live oaks, and gumbo limbo trees, further enhancing the retained scrub condition in the affected area. Lastly, plantings of live oaks, chapman oaks, and slash pines trees throughout the landscape islands proposed in the parking lot will create some overhead canopy to shade the on-site parking improvements.

Civil and Traffic

Civil engineering drawings containing storm water drainage and land improvements have been prepared by Kimley-Horn and are included with this submittal. The drainage system design will consist of a network of interconnected catch basins and exfiltration trenches that retain the projected storm water on site and is independent from the existing storm water system. The design will not add any new storm water volume to the existing system leaving the property.

Additionally, included with this submittal, Kimley-Horn has prepared a drainage statement outlining the design being compliant with code and a traffic statement reflecting that given that there are no direct connections to the external roadway system or new building square footage being proposed, the proposed surface parking lot will not have any impact on the external road system associated with the property.

Site Lighting and Electrical

Site electrical drawings showing the location and photometric information associated with the establishment of light fixtures in the surface parking lot are included with the submittal. The plan contains light fixtures that illuminate down and meets the applicable photometrics required by code.

Also, in connection with supply power to the site lighting and proposed EV charging stations in the future, a concrete pad to house the electrical transformer and panels has been placed in the northern end of the parking lot and landscaping as evident in the landscape plans, has been placed around the equipment to properly screen it from public view.

Compliance with Town Site Plan Criteria

Section 34-116 of the Town's Zoning Code provides for specific criteria which must be considered during the review of site plans and site plan amendments. Below, is a listing of the criteria in bold and responses in italics.

Section 34-116

a. Site plan criteria.

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

Response: The proposed amendment is consistent with the Towns' Commercial Future Land Use designation. Additionally, with the retention and enhancement of the perimeter undeveloped area facing Universe Boulevard, the proposed parking lot will not adversely affect neighboring land uses.

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;

Response: The overall campus provides multiple vehicular, bicycle and pedestrian access points to the surrounding network. No changes are proposed to these connections, and the proposed parking lot will leverage existing on-site circulation driveways to manage vehicles in and out of the parking lot.

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

Response: The proposed site plan amendment will not adversely affect public services access to and across the site. Existing public access points to the site which are used for public services are to remain unchanged and vehicles will be able to access the proposed parking lot through existing onsite circulation driveways.

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;

Response: No impact to these public facilities will be created with the proposed surface parking lot. This amendment complies with the applicable portions of this chapter of the code as indicated in the plans and statements being submitted with application request.

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;

Response: The natural characteristics are being protected to the greatest extent possible to allow for this request. The proposed Project Area Site Plan has been designed to avoid and preserve the highest-quality scrub habitat and native plants, including areas containing existing four-petal pawpaw shrub, which are being retained and protected in place. These preserved areas represent the most ecologically valuable portions of the scrub system within the Project Area Site Plan and will remain protected. Those portions of the project area not being retained consist of thick saw palmetto understory and broad canopy cover dominated by sand pines that over time has dropped their foliage covering the scrub characteristics and transitioning the area to more of a pine flatwood habitat.

As reflective in the landscape plans, there will be significant enhancements to the remaining upland areas containing scrub habitat, including new and relocated supplemental native plantings.

The proposed site plan amendment includes the modification of approximately 1.71-acres currently identified as scrub habitat within the approved Master Site Plan to

accommodate a surface parking area consisting of 229 parking spaces. Of the total affected area, approximately 53.4% will be converted to an impervious surface, and the remaining 46.6% staying pervious with new and relocated native plantings to elevate the areas native environmental and aesthetic value to the property.

The Project Area Site Plan area has been evaluated by the project's environmental consultant, who determined that the area proposed for the surface parking lot represents lower-quality scrub habitat compared to the 6-acre undeveloped area to the north of the project site. The northern area consists of two non-contiguous 2-acre scrub habitats that are connected by a transitional wetland zone and a deeper slough system. These habitats house a larger population for four-petal pawpaws, have a higher biodiversity of plants species, and have the composition of a traditional scrub system. The consultant further concluded that while the project area does contain scrub characteristics, majority of the area has transitioned closer to a pine flatwoods habitat due to a canopy dominated by sand pines that has matured overtime. The portions of the project site proposed to be retained exhibit the best scrub characteristics and will be further enhanced by the native plantings.

Importantly, the proposed Project Area Site Plan is designed to avoid and preserve the highest-quality native plantings and scrub habitat inclusive of the existing four-petal pawpaw shrubs, which are being retained in place. These preserved areas represent the most ecologically valuable portions of the on-site scrub habitat and will remain protected and maintained.

Additionally, in coordination with the proposed Project Area Site Plan, the Applicant is proposing to transform and upgrade 1.83 acres of existing conventional landscaping on site to scrub restoration and scrub xeric landscape areas plus creating 0.58 acres of xeric hammock landscape area for a total newly established habitat area of 2.40 acres. This is approximately 0.69 acres over the scrub area being removed. To aid in transforming these areas to scrub and retain as much of the habitat from the 1.71 acres as possible, the Applicant has committed to transferring the sandy soils from the area being paved to the areas being transformed to scrub and relocate existing viable landscaping from the 1.71-acre area to the areas immediately abutting the proposed parking spaces. This effort to transfer the soils will help carry forward the seed source of scrub plant species to the newly established scrub areas.

Xeric hammocks consist of areas typically found adjacent to scrub habitat where native hardwoods become more dominant and the canopy naturally closes in due to exclusion from fires. Along coastal ridges, like where the Applicant's Juno Beach Campus and the Juno Dunes Natural Area located to the north of Applicant's property are situated, scrub communities often are accompanied by xeric hammocks. Like scrub habitat, native plants adapted for dry conditions thrive in xeric hammocks like many of the same oak species, cabbage palms, and saw palmettos. Also, native plant species commonly found in this habitat like American beatyberry, lyonia, yaupon holly, coontie, and wild coffee provide high wildlife value with berries that attract birds and flowers that attract pollinators.

FPL believes that this approach will yield a broader higher-quality environmental outcome than maintaining the subject area in its current condition. This strategy is consistent with long-term site stewardship objectives of FPL, emphasizing the preservation, enhancement, and sustained management of the site's most ecologically valuable resources over time rather than the static preservation of lower-quality habitat areas. Planned enhancements to the remaining scrub and upland areas, including supplemental native plantings, and improved buffer treatments, are expected to offset and exceed the functional value of the area proposed for conversion.

A formal environmental analysis utilizing industry-standard evaluation methodologies to demonstrate that the proposed amendment results in equal or improved ecological performance when compared to the existing approved conditions has been prepared and is being submitted with this application for site plan amendment.

Upon approval of the Project Area Site Plan, the Applicant will proceed with its environmental team on the applicable updates to the PAMP that will take into consideration the current PAMP, as build conditions, and the new areas, features and opportunities to further enhance the ecological environment being created by the plantings and activities being proposed on campus as part of this project.

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

Response: The proposed amendment to the Master Plan, Project Area Site Plan and Condition of Approval No. 4 does not adversely affect the Town's Environmentally Sensitive Lands, nor does it affect the existing wetland area on the site. As such, the site is in conformance with the Town's 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;

Response: As indicated in the attached drainage statement and the engineering plans for the facility, the proposed improvements do not adversely affect the drainage system for the site. As such, the proposed improvements will not affect water quality or habitat protections.

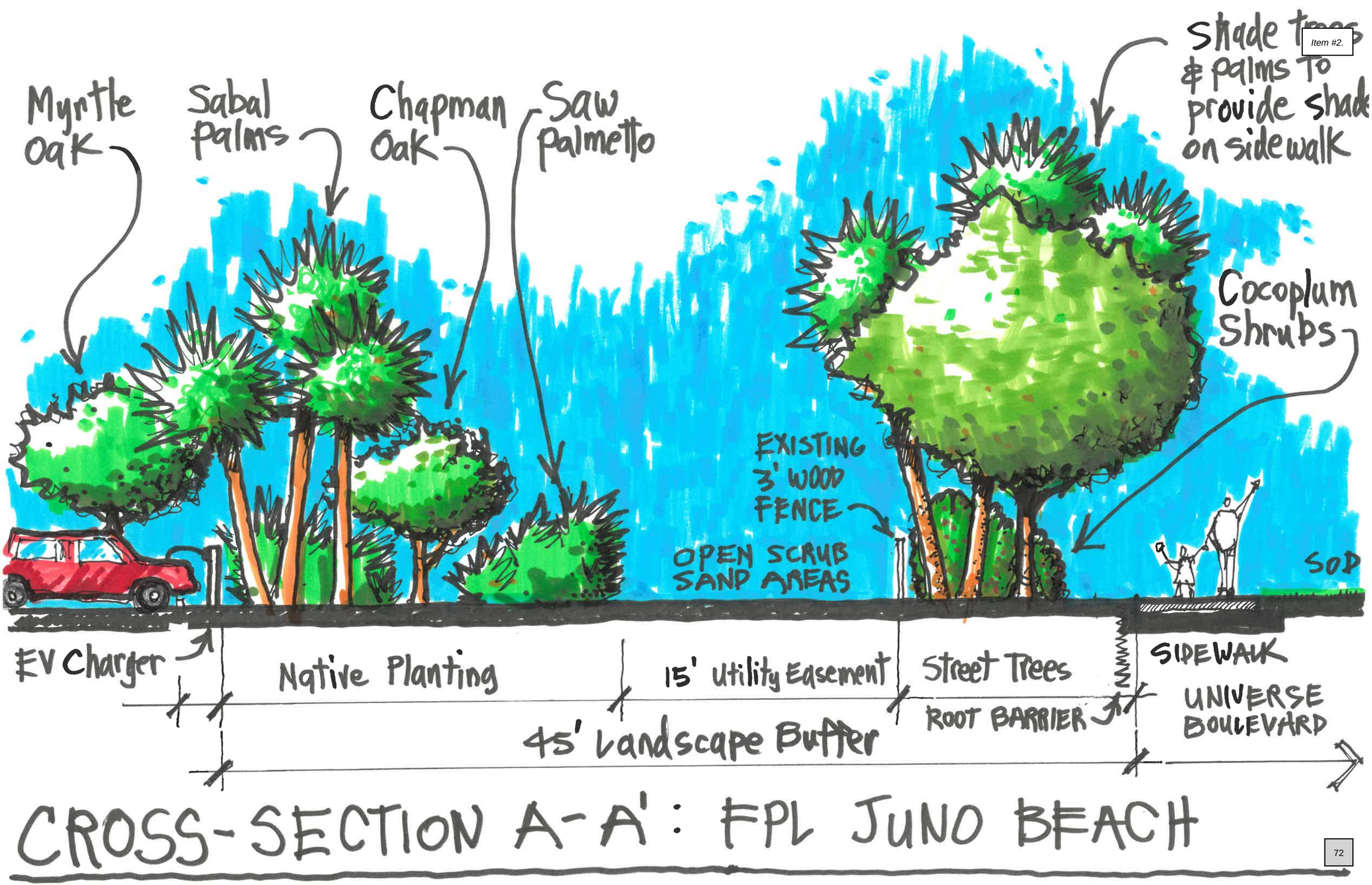
8. Complies with all sections of this chapter.

Response: Yes, the proposed improvements are consistent with all aspects of this chapter.

Conclusion

On behalf of the applicant, Urban Design Studio respectfully submits this request for approval of the proposed surface parking lot on undeveloped land at the FPL Juno Beach campus.

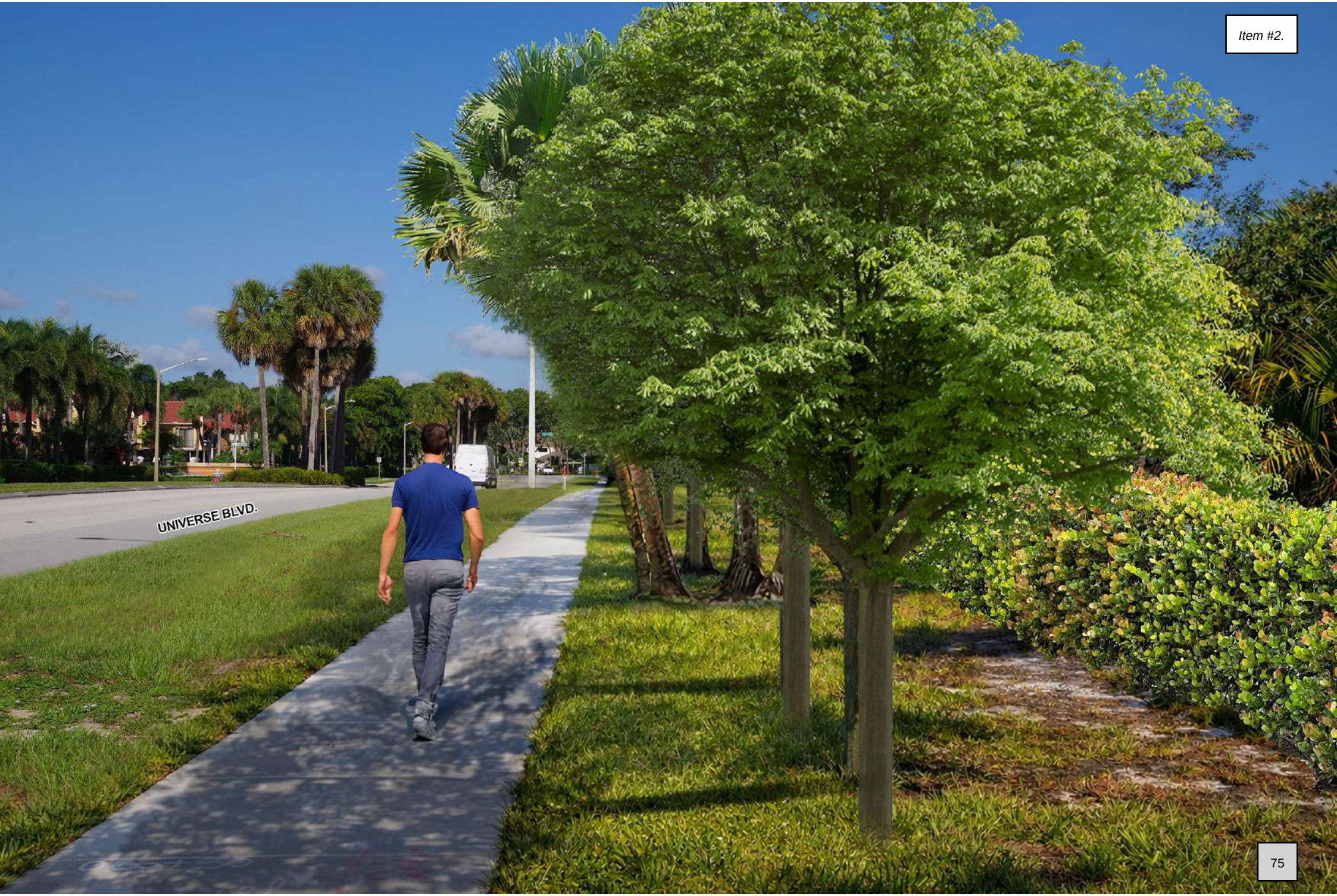
If there are any questions, please contact Urban Design Studio Project Managers Ken Tuma, Rob Dinsmore and Shayne Broadnix at 561-366-1100.



CROSS-SECTION A-A': FPL JUNO BEACH


UNIVERSE BLVD.


UNIVERSE BLVD.


UNIVERSE BLVD.

Kimley»Horn

ENGINEER'S DRAINAGE STATEMENT
FPL PARKING EXPANSION
JUNO BEACH, FLORIDA

PROJECT DESCRIPTION

The proposed project consists of the construction of a 229-space surface parking lot and associated stormwater management system at the FPL Juno Beach Campus. The project site is located at 700 Universe Boulevard within the Town of Juno Beach, Palm Beach County, Florida, and lies in Section 33, Township 41 South, Range 43 East.

The existing site is currently undeveloped and consists primarily of scrub vegetation. The total project area is approximately ±4 acres. The proposed improvements will require a modification to South Florida Water Management District (SFWMD) Permit No. 50-00742-S.

The campus master stormwater management system is fully operational and ultimately discharges to the Intracoastal Waterway. The proposed surface parking lot will be served by a self-contained stormwater management system. Parallel parking spaces located north of the project limits will continue to discharge to the existing campus stormwater system.

PERMITTING REQUIREMENTS

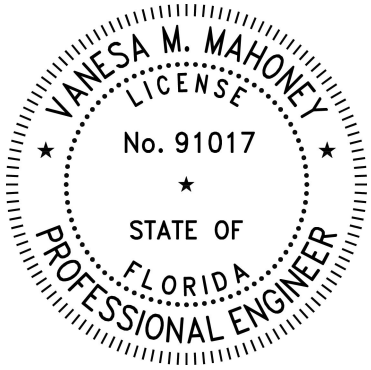
The project site is located within the service area of the South Florida Water Management District (SFWMD). A permit modification in the form of a Letter Modification will be required from SFWMD to accommodate the proposed improvements.

DRAINAGE FACILITIES

The proposed drainage system will be designed in accordance with the requirements of SFWMD and the Town of Juno Beach. The system will consist of a network of interconnected catch basins and stormwater conveyance piping. Stormwater pretreatment for the first one inch of runoff over the entire site area will be provided via a proposed exfiltration trench.

OUTFALL

The project site does not have a direct stormwater outfall. All stormwater runoff generated within the affected area will be managed on site through the proposed exfiltration trench system, which is designed to retain and infiltrate runoff in compliance with applicable SFWMD criteria. No post-development discharge to adjacent properties or off-site stormwater systems is proposed.



This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 02/26/2026

Kimley-Horn and Associates, Inc.
11601 Kew Gardens Avenue, Suite 200
Palm Beach Gardens, FL 33410
Phone: 561-463-8665
Registry Number 35106

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

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

County Administrator
Joseph Abruzzo

May 1, 2026

Adam B. Kerr, P.E.
Kimley-Horn and Associates, Inc.
477 South Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

RE: FPL Juno Beach Surface Parking Lot Expansion
Project #: 260314
Traffic Performance Standards (TPS) Review

Dear Mr. Kerr:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated February 27, 2026, , and supplemental changes and information provided in an email to the Traffic Division, dated 4/22/2026, 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:	700 Universe Blvd
PCN:	28-43-41-33-13-001-0000
Access:	All driveways are existing. (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Vacant
Proposed Uses:	Expand the existing parking lot for employees only, Additional Parking = 229 Spaces
Net Daily Trips:	-
Net Peak Hour Trips:	-
Build-out:	December 31, 2026

Based on the review, the Traffic Division has determined the proposed development is only for employees' use and is not expected to have any significant impact on non-municipal roadways or intersections and **meets** the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC).

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

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

"An Equal Opportunity 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.

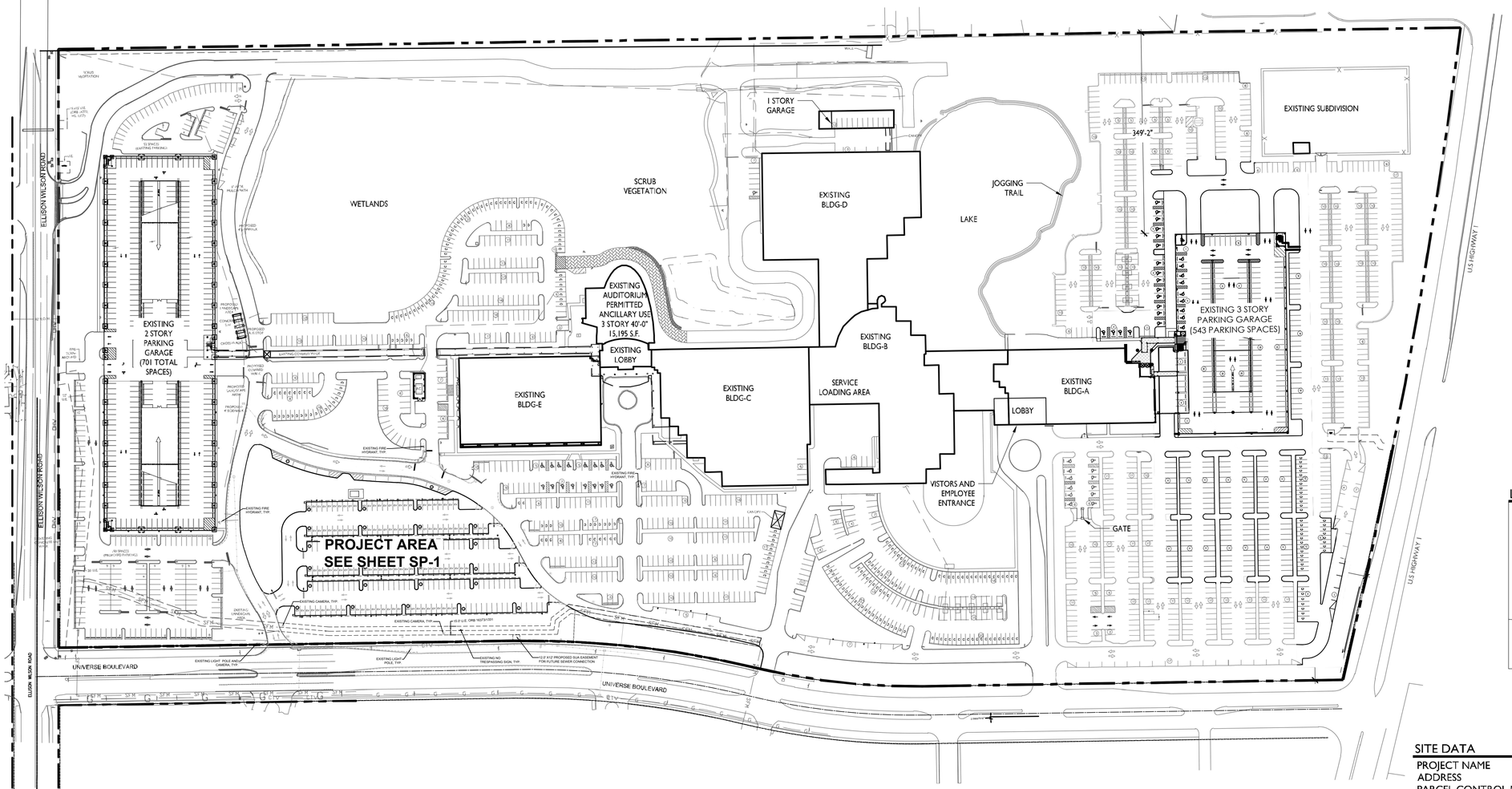
If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

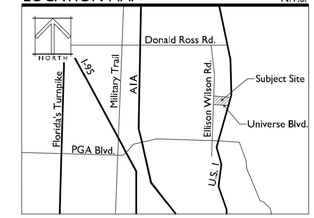
Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Frank Davila, Director, P&Z, Town of Juno Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2026\260314 FPL JUNO BEACH SURFACE PARKING LOT EXPANSION.DOCX



LOCATION MAP N.T.S.



SITE DATA

PROJECT NAME	FLORIDA POWER & LIGHT CAMPUS
ADDRESS	700 UNIVERSE BLVD. JUNO BEACH, FL
PARCEL CONTROL NUMBER (PCN)	28-43-41-33-13-001-0000
PROPOSED/EXISTING ZONING DISTRICT	COMMERCIAL OFFICE (CO)
FUTURE LAND USE DESIGNATION	COMMERCIAL (C)
TOTAL SITE AREA	58.5 AC.
TOTAL BUILDING AREA	921,333 S.F.
EXISTING OFFICE	766,750 S.F.
EXISTING ATRIUM	123,000 S.F.
EXISTING AUDITORIUM	15,195 S.F.
TRAINING AND MEETING FACILITY	16,388 S.F.
FAR	.36
BUILDING FOOTPRINT	350,014 S.F.
LOT COVERAGE (50% MAX.)	13.7%
BUILDING HEIGHT (90' MAX.)	74'-6"
OPEN SPACE/PERVIOUS (10% MIN.)	17.9 %
IMPERVIOUS AREA	82.1 %
LAKE AREA	4.9 AC.
EXISTING PARKING GARAGE	450,370 S.F.
REQUIRED PARKING	
PARKING REQ. PER CODE (1/300 S.F.)	3,071 SP.
PARKING REQ. PER PARKING STUDY 1992	1,835 SP.
PROVIDED PARKING	3,323 SP
SURFACE PARKING	2,079 SP
GARAGE PARKING	1,244 SP
HANDICAP PARKING REQUIRED	43 SP*
**20 PLUS 1 FOR EACH 100 SPACES OVER 1,000)*	
HANDICAP PARKING PROVIDED	55 SP
LOADING REQUIRED	3
LOADING PROVIDED	5

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

01/09/2026 REVISION
02/12/2026 REVISION
03/02/2026 REVISION
04/06/2026 REVISION
05/08/2026 REVISION

WGI
LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE // PLANNING // ENGINEERING // TRANSPORTATION // SURVEYING & SUE // CREATIVE SERVICES
2035 Vista Parkway West Palm Beach, FL 33411
Phone 866.909.2220 www.WGILDS.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

FLORIDA POWER & LIGHT CAMPUS
TOWN OF JUNO BEACH, FLORIDA

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SEAL:

NO:	DATE:	DESCRIPTION:
1	2/10/2017	RESUBMITTAL
2	3/1/2017	RESUBMITTAL

DRAWN DATE:	01-04-2017
DRAWN BY:	KS/AS
CHECKED BY:	BD
PROJECT #:	2309.00

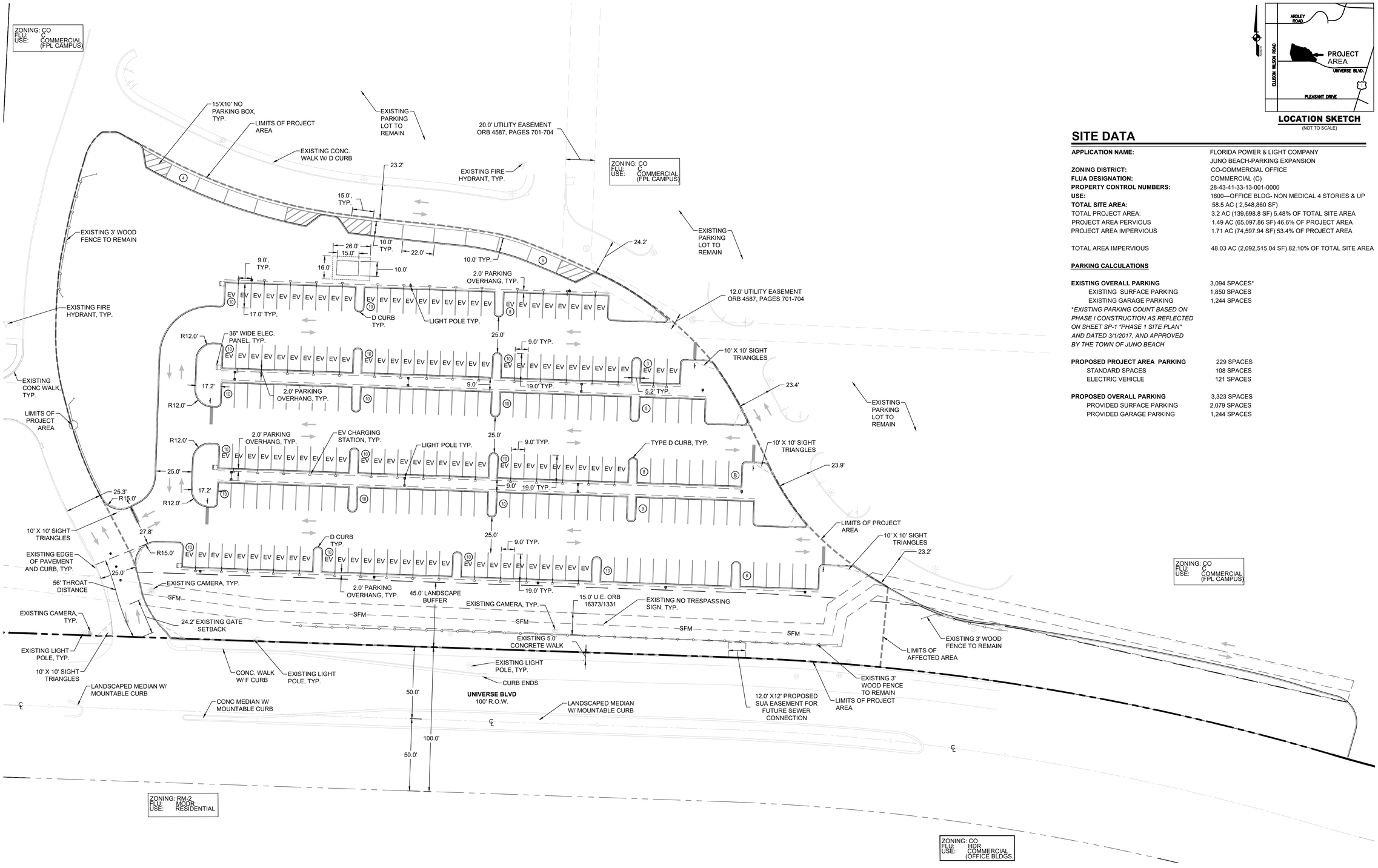
0 50' 100' 200'
SCALE: 1" = 100'-0"

SHEET TITLE:

MASTER SITE PLAN

NORTH

SHEET #: MP.1



LOCATION SKETCH
(NOT TO SCALE)

SITE DATA

APPLICATION NAME:	FLORIDA POWER & LIGHT COMPANY JUNO BEACH-PARKING EXPANSION
ZONING DISTRICT:	CO-COMMERCIAL OFFICE
FLUA DESIGNATION:	COMMERCIAL (C)
PROPERTY CONTROL NUMBERS:	28-43-41-33-13-001-0000
USE:	1800—OFFICE BLDG- NON MEDICAL 4 STORIES & UP
TOTAL SITE AREA:	58.5 AC (2,548,860 SF)
TOTAL PROJECT AREA:	3.2 AC (139,698.8 SF) 5.48% OF TOTAL SITE AREA
PROJECT AREA PERVIOUS	1.49 AC (65,097.86 SF) 46.6% OF PROJECT AREA
PROJECT AREA IMPERVIOUS	1.71 AC (74,597.94 SF) 53.4% OF PROJECT AREA
TOTAL AREA IMPERVIOUS	48.03 AC (2,092,515.04 SF) 82.10% OF TOTAL SITE AREA

PARKING CALCULATIONS

EXISTING OVERALL PARKING	3,094 SPACES*
EXISTING SURFACE PARKING	1,850 SPACES
EXISTING GARAGE PARKING	1,244 SPACES

**EXISTING PARKING COUNT BASED ON PHASE I CONSTRUCTION AS REFLECTED ON SHEET SP-1 "PHASE 1 SITE PLAN" AND DATED 3/1/2017, AND APPROVED BY THE TOWN OF JUNO BEACH*

PROPOSED PROJECT AREA PARKING	229 SPACES
STANDARD SPACES	108 SPACES
ELECTRIC VEHICLE	121 SPACES
PROPOSED OVERALL PARKING	3,323 SPACES
PROVIDED SURFACE PARKING	2,079 SPACES
PROVIDED GARAGE PARKING	1,244 SPACES

DEVELOPMENT TEAM

OWNER / APPLICANT:
FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD, B2A/JB
JUNO BEACH, FL 33408

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

SURVEYOR:
AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266

CIVIL ENGINEER & TRAFFIC CONSULTANT:
KIMLEY-HORN
11601 KEW GARDENS AVE, SUITE 200,
PALM BEACH GARDENS, FL 33410
(561) 840 0829

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Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
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Floirda Power & Light Company Parking Expansion

Juno Beach, Fl

Project Area Site Plan

H:\JOBS\FPL Juno Beach_ 12-011\FPL_Parking Expansion_ 007\Drawings\Site Plan\2025.12.03\2025.12.03-SP-FPL Juno Beach-Parking Expansion.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

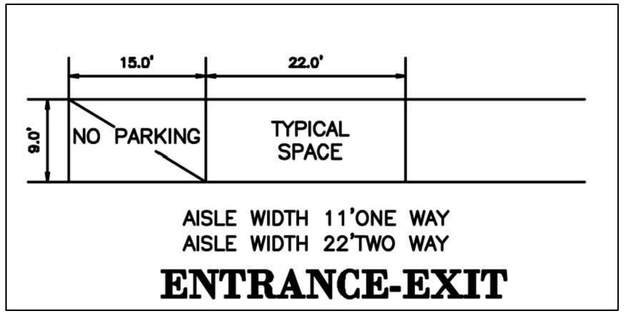
Date:	03/02/2026
Project No.:	12-011.007
Designed By:	RD
Drawn By:	MR
Checked By:	RD-KT

Revision Dates:

04/06/2026 REVISION

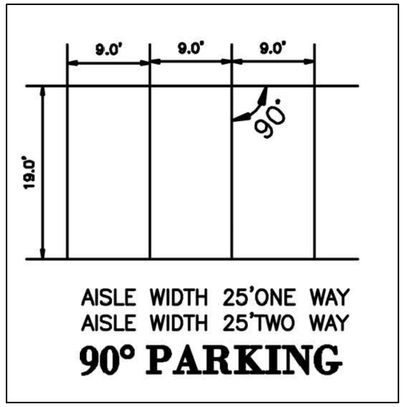
SP-1
of 2

PARALLEL PARKING SPACES DETAIL nts



Off street Parking details Town of Juno Beach parallel

PARALLEL PARKING SPACES DETAIL nts



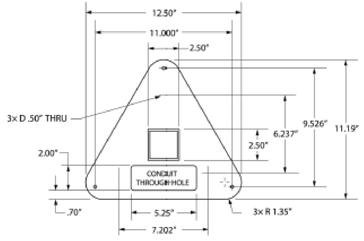
Off street Parking details Town of Juno Beach 90deg

EV CHARGER BLINK IQ 200 PEDESTAL DETAIL nts

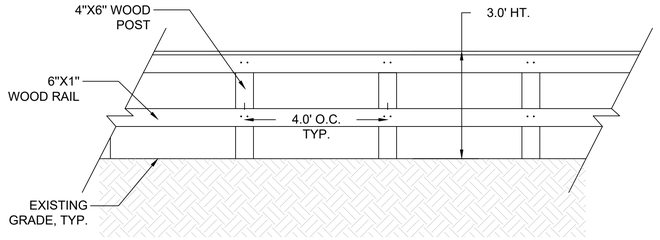


Triangle Pedestal
Maximizing space, the triangle pedestal can securely mount 1-3 independent charging stations.

TRIANGULAR PEDESTAL BASE HOLE PATTERN



3' HT EXISTING WHITE WOOD FENCE DETAIL nts



SITE DATA

APPLICATION NAME:	FLORIDA POWER & LIGHT COMPANY JUNO BEACH-PARKING EXPANSION
ZONING DISTRICT:	CO-COMMERCIAL OFFICE
FLUA DESIGNATION:	COMMERCIAL (C)

DEVELOPMENT TEAM

OWNER / APPLICANT:
FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD, B2A/JB
JUNO BEACH, FL 33408

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

SURVEYOR:
AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING
2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266

CIVIL ENGINEER & TRAFFIC CONSULTANT:
KIMLEY-HORN
11601 KEW GARDENS AVE, SUITE 200,
PALM BEACH GARDENS, FL 33410
(561) 840 0829

urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

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Floirda Power & Light Company Parking Expansion

Juno Beach, Fl

Project Details

H:\JOBS\FPL Juno Beach_12-011\FPL_Parking Expansion_.007\Drawings\Site Plan\2025.12.03\2025.12.03-SP-FPL Juno Beach-Parking Expansion.dwg

Date:	03/02/2026
Project No.:	12-011.007
Designed By:	RD
Drawn By:	MR
Checked By:	RD-KT

Revision Dates:
04/06/2026 REVISION

SP-2
of 2

FPL Juno Beach-Parking Expansion

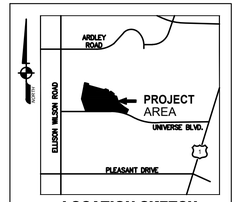
Project Area Landscape Plan

Juno Beach, Florida

SHEET INDEX

COVER SHEET & PLANT SCHEDULE LA-1
TREE DISPOSITION PLAN LA-2
TREE RELOCATION PLAN LA-3
LANDSCAPE PLAN LA-4
PLANTING DETAILS LA-5
TREE PROTECTION & RELOCATION LA-6
PLANTING SPECIFICATIONS LA-7

LOCATION MAP



LOCATION SKETCH
(NOT TO SCALE)

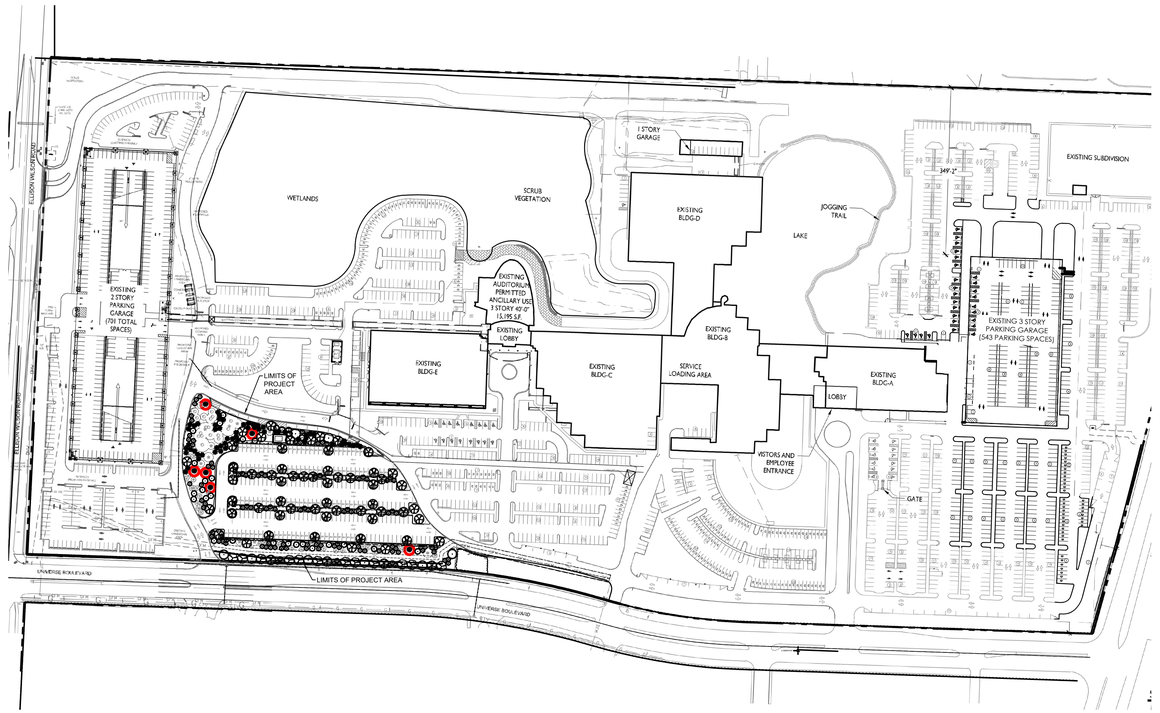
PLANT SCHEDULE

1) DROUGHT TOLERANT RATING BASED UPON SFWMD WATERWISE PUBLICATION - SOUTH FLORIDA EDITION.
2) ALL PLANT MATERIAL SPECIFICATIONS AND CONTAINER SIZES LISTED IN THE PROJECT PLANT SCHEDULE ARE REQUIRED MINIMUMS. CONTRACTOR MAY EXCEED THE REQUIRED MINIMUM SPECIFICATION AND CONTAINER SIZE BASED ON MATERIAL AVAILABILITY.
3) ALL PLANT MATERIAL SHALL MEET AND ADHERE TO LATEST EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER.THE LANDSCAPE ARCHITECT OR OWNER/OWNER'S REPRESENTATIVE HAVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THESE STANDARDS.
4) QUANTITIES ON PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	DROUGHT TOLERANT
TREES					
	BU	6	Bursera simaruba / Gumbo Limbo 12'-16' Ht. x 6` Spr. 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Very
	CE	12	Conocarpus erectus / Green Buttonwood 12'-16' Ht. x 6` Spr. 2.5" Cal. Single Straight Trunk, Full and Even Canopy, No Low Crotch	Yes	Very
	PE	29	Pinus elliotti `Densa` / South Florida Slash Pine 12'-16' Ht. x 5` Spr. 2.5" Cal. Single Straight Trunk, Full Canopy	Yes	Yes
	QV	61	Quercus virginiana / Live Oak 12'-16' Ht. x 7' Spr., 4-5" Cal., Single Straight Trunk, Full and Even Canopy, No Low Crotch	Yes	Very
PALM TREES					
	SP	101	Sabal palmetto / Cabbage Palm 10'-18' C.T., Hurricane Cut, No Scarred Trunk	Yes	Very
RELOCATED PALMS					
	SP(R)	58	Sabal palmetto / Cabbage Palm Relocated Palm	Yes	Very
RELOCATED TREES					
	QG(R)	2	Quercus geminata / Sand Live Oak Relocated Tree	Yes	Very
SHRUBS					
	CHR	332	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum Min. 36" tall, 24" o.c. Full and Dense Shrub, Full to Base	Yes	Very
SHRUB AREAS					
	AG	283	Aristida gyrans / Wiregrass 12" Tall, 18" o.c.	Yes	Very
	AT2	1,793	Asclepias tuberosa / Butterfly Milkweed 12" Tall, 18" o.c.	Yes	Very
	HD	1,148	Helianthus debilis / Dune Sunflower 12" Tall, 18" o.c.	Yes	Very
	OA	789	Opuntia humifusa / Prickly Pear Cactus 12" Tall, 18" o.c.	Yes	Very
	SER	690	Serenoa repens / Saw Palmetto 24" Ht. x 24" Spr. 48" O.C. Full and Dense Shrub, Full to Edge of Pot	Yes	Very
	ZI	284	Zamia integrifolia / Coontie 12" Tall, 18" o.c.	Yes	Very
SOD AND MULCH					
	SOD	TBD	Bahiagrass / Paspalum notatum Solid Sod. Weed and Disease Free, Laid Tightly, Staggered Joints, Rolled and Sanded to Level Lawn.*Contractor to verify quantity in the field	N/A	Very
	MM	TBD	Pine Straw Mulch Free of foreign materials and Weed seeds, Minimum depth after settling shall be 3". *Contractor to verify Quantity in the field	N/A	N/A

OVERALL SHEET KEY MAP

NORTH
N.T.S.



SITE DATA

APPLICATION NAME:	FPL JUNO BEACH-PARKING EXPANSION
ZONING DISTRICT:	CO—COMMERCIAL OFFICE
PROPERTY CONTROL NUMBERS:	28-43-41-33-13-001-0000
USE:	1800—OFFICE BLDG- NON MEDICAL 4 STORIES & UP
TOTAL SITE AREA:	58.5 ACRES (2,548,860 SF)
PROJECT AREA:	3.20 ACRES (139,698.80 SF)
PARKING PROVIDED	229 SPACES
INTERIOR PARKING AREAS LANDSCAPE REQUIREMENT- @20 SF/PARKING SPACE	4,580 SF
INTERIOR PARKING AREAS LANDSCAPE PROVIDED	75,492 SF

DEVELOPMENT TEAM

OWNER / APPLICANT:
FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD, B2A/JB
JUNO BEACH, FL 33408

LANDSCAPE ARCHITECT & PLANNER:
URBAN DESIGN STUDIO
610 CLEMATIS STREET, SUITE CU02
WEST PALM BEACH, FL 33401
(561) 366-1100

SURVEYOR:
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2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266

CIVIL ENGINEER & TRAFFIC CONSULTANT:
KIMLEY-HORN
11601 KEW GARDENS AVE, SUITE 200,
PALM BEACH GARDENS, FL 33410
(561) 840 0829

LANDSCAPE NOTES

1) BASE INFORMATION OBTAINED FROM SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING REVISION DATED 11/25/2025.
2) ALL INVASIVE SPECIES WILL BE ERADICATED FROM SITE AS REQUIRED BY CODE.
3) ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE MOST RECENT STANDARDS AS OUTLINED BY THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
4) SIGHT TRIANGLES SHALL BE PROVIDED AND MAINTAINED BY OWNER CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30 INCHES AND 8 FEET ABOVE GRADE.
5) UTILITY EASEMENTS SHALL NOT ENCROACH INTO LANDSCAPE BUFFERS MORE THAN 5 FEET OR AS PERMITTED BY CODE.
6) FDOT TYPE "D" OR "F" CURB OR WHEEL STOPS TO BE PROVIDED ALONG ALL LANDSCAPE AREAS, INCLUDING DRIVE AISLES AND PARKING SPACES.
7) ALL INSTALLATION WORK SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER IN ACCORDANCE WITH STANDARD NURSERY AND INSTALLATION PRACTICES.
8) ALL LANDSCAPE AREAS SHALL BE SODDED, MULCHED OR OTHERWISE COVERED WITH GROUND COVER PER THESE PLANS AS LABELED.
9) TREES SHOWN ON THIS PLAN ARE GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES.
10) CONTRACTOR TO COORDINATE PLANTING OPERATIONS WITH ALL UNDERGROUND UTILITY PROVIDERS AND CALL "SUNSHINE DIG" / 811 TO FLAG UTILITY LOCATIONS PRIOR TO COMMENCING PLANTING OPERATIONS FOR ANY PORTION OF THE SITE. IF "SUNSHINE DIG" / 811 DOES NOT LOCATE ALL UNDERGROUND UTILITIES ON-SITE, THE CONTRACTOR IS RESPONSIBLE FOR SECURING THESE SERVICES FROM A PRIVATE PROVIDER.
11) LANDSCAPE CONTRACTOR TO HAND DIG PLANTING HOLES FOR TREES AND/OR SHRUBS WITHIN FIVE (5') OF ALL FP&L EASEMENTS.
12) GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED PER THESE PLANS INCLUDING AS-BUILT EQUIPMENT LOCATIONS AT TIME OF LANDSCAPE INSTALLATION. CONTRACTOR TO NOTIFY OWNER / OWNER'S REPRESENTATIVE OF ADDITIONAL REQUIRED PLANT MATERIAL QUANTITIES AT TIME OF LANDSCAPE INSTALLATION FOR ADDITIONAL MECHANICAL EQUIPMENT OR RELOCATED EQUIPMENT THAT MAY REQUIRE ADDITIONAL LANDSCAPE SCREENING.
13) PLANTINGS ADJACENT TO OVERHEAD LINES TO COMPLY WITH FP&L's "RIGHT TREE IN THE RIGHT PLACE" GUIDELINES FOR MINIMUM SEPARATIONS TO OVERHEAD LINES.

UTILITY SETBACK NOTES

1) ALL SETBACK DIMENSIONS SHOWN ON THE PLANS ARE TO BE MET AT THE TIME OF INSTALLATION.
2) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS. HOWEVER IN NO CASE SHALL A TREE ENCROACH INTO A UE WITHOUT PRIOR UTILITY PROVIDER APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND UTILITY PROVIDER.
3) TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY DRAINAGE OR STORM SEWER INFRASTRUCTURE, OR WITH A MINIMUM SEVEN FOOT (7') SETBACK IF INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" ON THE PLANTING DETAILS SHEET FOR INSTALLATION REQUIREMENTS.
4) WHERE REQUIRED, ROOT BARRIER TO BE INSTALLED WITH A MINIMUM 5' SEPARATION TO THE EDGE OF ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.
5) TREES SHALL BE PLANTED WITH A MIN. 2' SEPARATION BETWEEN ANY ROOT BARRIER (MEASURED FROM THE CENTER OF THE TREE).

LANDSCAPE EXCAVATION & BACKFILL NOTES

1) TREE AND SHRUB PLANTING BEDS WHICH FALL WITHIN OR NEAR ROADWAY AREAS SHALL BE COMPLETELY EXCAVATED AND BACK-FILLED WITH TOPSOIL. ALL SHELL-ROCK OR OTHER BASE MATERIALS, AND ALL SUBSOIL AND DEBRIS, SHALL BE COMPLETELY REMOVED FROM BENEATH SUCH PLANTING AREAS, TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.
2) ALL TREE AND/OR SHRUB PLANTING AREAS WITHIN 8' OF BUILDING FOUNDATIONS, AND ANY OTHER PLANTING AREAS WHERE SIGNIFICANT BURIED CONSTRUCTION DEBRIS IS ENCOUNTERED, SHALL BE COMPLETELY EXCAVATED TO A MINIMUM DEPTH OF 36". UPON COMPLETION OF EXCAVATION, LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT THE EXCAVATED AREA PRIOR TO BACKFILLING WITH TOPSOIL.

MULCH NOTES

1) MULCH SHALL BE GRADE A PREMIUM NATURAL MULCH, OR APPROVED EQUAL, FREE OF FOREIGN MATERIALS AND WEED SEEDS. MINIMUM DEPTH AFTER SETTLING SHALL BE THREE (3") INCHES.

IRRIGATION NOTES

1) THE ON SITE IRRIGATION SYSTEM WILL BE EXPANDED TO IRRIGATE THE LANDSCAPING IN THE PARKING EXPANSION AREA.
2) THIS IRRIGATION SYSTEM IS UNDERGROUND ON SITE AND WILL REMAIN ONLY ON SITE.

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610 Clematis Street, Suite CU02
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561.366.1100 FAX 561.366.1111
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FPL Juno Beach-Parking Expansion

Juno Beach

Cover Sheet & Plan Schedule

Drawing name: H:\JOBS\FPL Juno Beach_12-011\FPL_Parking Expansion_.00\Drawings\Landscape Plan\2026.04.01-LA-FPL Juno Beach Parking Expansion.dwg

Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

Revision Dates:
04/06/2026 RESUBMITTAL
04/13/2026 REVISION 1
05/08/2026 REVISION 2

LA-1
of 7

TREE DISPOSITION CHART

Tree ID	pecies (commor	Species (scientific)	DBH	DISPOSITION
D-1	Sea Grape	Coccoloba uvifera	2"	PRESERVE ON PLACE
D-2	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-3	Cabbage palm	Sabal palmetto	15"	PRESERVE ON PLACE
D-4	Cabbage Palm	Sabal palmetto	15"	PRESERVE ON PLACE
D-5	Cabbage Palm	Sabal palmetto	12"	PRESERVE ON PLACE
D-6	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-7	Cabbage Palm	Sabal palmetto	10"	RELOCATE ON SITE
D-16	Cabbage Palm	Sabal palmetto	11"	RELOCATE ON SITE
D-24	Cabbage Palm	Sabal palmetto	4"	RELOCATE ON SITE
D-25	Cabbage Palm	Sabal palmetto	<4'H	RELOCATE ON SITE
D-26	Cabbage Palm	Sabal palmetto	4"	RELOCATE ON SITE
D-27	Cabbage Palm	Sabal palmetto	5"	RELOCATE ON SITE
D-29	Cabbage Palm	Sabal palmetto	18"	RELOCATE ON SITE
D-30	Cabbage Palm	Sabal palmetto	11"	RELOCATE ON SITE
D-31	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-32	Cabbage Palm	Sabal palmetto	8"	RELOCATE ON SITE
D-33	Cabbage Palm	Sabal palmetto	8"	PRESERVE ON PLACE
D-34	Cabbage Palm	Sabal palmetto	8"	PRESERVE ON PLACE
D-35	Cabbage Palm	Sabal palmetto	15"	PRESERVE ON PLACE
D-36	Cabbage Palm	Sabal palmetto	14"	PRESERVE ON PLACE
D-37	Cabbage Palm	Sabal palmetto	10"	PRESERVE ON PLACE
D-38	Cabbage Palm	Sabal palmetto	<4'H	RELOCATE ON SITE
D-39	Cabbage Palm	Sabal palmetto	10"	RELOCATE ON SITE
D-40	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-42	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-43	Cabbage Palm	Sabal palmetto	8"	RELOCATE ON SITE
D-44	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-45	Cabbage Palm	Sabal palmetto	20"	RELOCATE ON SITE
D-46	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-47	Cabbbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-48	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-49	Cabbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-50	Cabbbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-51	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-52	Cabbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-53	Cabbage Palm	Sabal palmetto	16"	RELOCATE ON SITE
D-54	Cabbage Palm	Sabal palmetto	5"	RELOCATE ON SITE
D-55	Cabbage Palm	Sabal palmetto	10"	RELOCATE ON SITE
D-56	Cabbage Palm	Sabal palmetto	20"	RELOCATE ON SITE
D-57	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-58	Cabbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-59	Cabbage Palm	Sabal palmetto	18"	RELOCATE ON SITE
D-60	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-61	Cabbage Palm	Sabal palmetto	16"	RELOCATE ON SITE
D-62	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-63	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-64	Live Oak	Quercus virginiana	19"	REMOVE
D-65	Gumbo Limbo	Bursera simaruba	29"	REMOVE
D-66	Cabbage Palm	Sabal palmetto	17"	RELOCATE ON SITE
D-67	Cabbage Palm	Sabal palmetto	14"	PRESERVE ON PLACE
D-68	Cabbage Palm	Sabal palmetto	14"	PRESERVE ON PLACE
D-69	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-70	Gumbo Limbo	Bursera simaruba	9"	PRESERVE ON PLACE
D-71	Sand Live Oak	Quercus geminata	4"	RELOCATE ON SITE
D-72	Sand Live Oak	Quercus geminata	4"	RELOCATE ON SITE
D-73	Cabbage Palm	Sabal palmetto	15"	RELOCATE ON SITE
D-74	Cabbage Palm	Sabal palmetto	20"	RELOCATE ON SITE
D-75	Cabbage Palm	Sabal palmetto	11"	RELOCATE ON SITE
D-76	Sand Pine	Pinus clausa	8"	REMOVE
D-77	Cabbage Palm	Sabal palmetto	9"	RELOCATE ON SITE
D-78	Cabbage Palm	Sabal palmetto	10"	PRESERVE ON PLACE
D-79	Cabbage Palm	Sabal palmetto	13"	PRESERVE ON PLACE
D-80	Cabbage Palm	Sabal palmetto	11"	RELOCATE ON SITE
D-81	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-82	Cabbage Palm	Sabal palmetto	10"	RELOCATE ON SITE
D-83	Sand Pine	Pinus clausa	16"	REMOVE
D-84	Cabbage Palm	Sabal palmetto	16"	PRESERVE ON PLACE
D-85	Cabbage Palm	Sabal palmetto	16"	RELOCATE ON SITE
D-86	Cabbage Palm	Sabal palmetto	20"	PRESERVE ON PLACE
D-87	Cabbage Palm	Sabal palmetto	18"	RELOCATE ON SITE
D-88	Cabbage Palm	Sabal palmetto	17"	PRESERVE ON PLACE
D-89	Cabbage Palm	Sabal palmetto	17"	PRESERVE ON PLACE
D-90	Cabbage Palm	Sabal palmetto	13"	RELOCATE ON SITE
D-91	Cabbage Palm	Sabal palmetto	15"	PRESERVE ON PLACE
D-92	Sand Pine	Pinus clausa	12"	REMOVE
D-93	Sand Pine	Pinus clausa	4"	REMOVE
D-94	Sand Pine	Pinus clausa	6.5"	REMOVE
D-95	Sand Pine	Pinus clausa	16"	REMOVE
D-96	Sand Pine	Pinus clausa	13.2"	REMOVE
D-97	Sand Pine	Pinus clausa	12"	REMOVE
D-98	Sand Pine	Pinus clausa	8"	REMOVE
D-99	Sand Pine	Pinus clausa	9"	REMOVE
D-100	Sand Pine	Pinus clausa	4.2"	REMOVE
D-101	Cabbage Palm	Sabal palmetto	13.1	RELOCATE ON SITE
D-102	Cabbage Palm	Sabal palmetto	17.3"	PRESERVE ON PLACE
D-103	Cabbage Palm	Sabal palmetto	15.7	PRESERVE ON PLACE
D-104	Cabbage Palm	Sabal palmetto	19"	RELOCATE ON SITE
D-105	Cabbage Palm	Sabal palmetto	13.6"	PRESERVE ON PLACE
D-106	Cabbage Palm	Sabal palmetto	20"	PRESERVE ON PLACE
D-107	Cabbage Palm	Sabal palmetto	22	PRESERVE ON PLACE
D-108	Sand Pine	Pinus clausa	10"	REMOVE
D-109	Cabbage Palm	Sabal palmetto	20"	PRESERVE ON PLACE
D-110	Cabbage Palm	Sabal palmetto	8"	RELOCATE ON SITE
D-111	Sand Pine	Pinus clausa	12.7"	PRESERVE ON PLACE
D-112	Sand Pine	Pinus clausa	13.2"	REMOVE
D-113	Sand Pine	Pinus clausa	10.7"	REMOVE
D-114	Sand Pine	Pinus clausa	5"	REMOVE
D-115	Sand Pine	Pinus clausa	8.2"	REMOVE
D-116	Sand Pine	Pinus clausa	6.1"	REMOVE
D-117	Sand Pine	Pinus clausa	4.2"	REMOVE
D-118	Sand Pine	Pinus clausa	13.3"	REMOVE
D-119	Sand Pine	Pinus clausa	6.7"	REMOVE
D-120	Sand Pine	Pinus clausa	6.5"	REMOVE
D-121	Sand Pine	Pinus clausa	8"	REMOVE
D-122	Sand Pine	Pinus clausa	10.4"	REMOVE
D-123	Sand Pine	Pinus clausa	11.2"	REMOVE
D-124	Sand Pine	Pinus clausa	10"	REMOVE
D-125	Sand Pine	Pinus clausa	10"	REMOVE

Tree ID	pecies (commor	Species (scientific)	DBH	DISPOSITION
D-126	Sand Pine	Pinus clausa	10.7"	REMOVE
D-127	Sand Pine	Pinus clausa	6.8"	REMOVE
D-128	Sand Pine	Pinus clausa	12.5	REMOVE
D-129	Sand Pine	Pinus clausa	10.6"	REMOVE
D-130	Sand Pine	Pinus clausa	13.5"	PRESERVE ON PLACE
D-131	Sand Pine	Pinus clausa	20.2"	REMOVE
D-132	Sand Pine	Pinus clausa	16.2"	REMOVE
D-133	Sand Pine	Pinus clausa	8.6"	REMOVE
D-134	Sand Pine	Pinus clausa	12.6"	REMOVE
D-135	Sand Pine	Pinus clausa	6"	REMOVE
D-136	Sand Pine	Pinus clausa	10.6"	REMOVE
D-137	Sand Pine	Pinus clausa	5"	REMOVE
D-138	Sand Pine	Pinus clausa	14.2"	REMOVE
D-139	Sand Pine	Pinus clausa	13.7"	REMOVE
D-140	Sand Pine	Pinus clausa	8.2"	REMOVE
D-141	Sand Pine	Pinus clausa	13.4"	REMOVE
D-142	Sand Pine	Pinus clausa	9.4"	REMOVE
D-143	Sand Pine	Pinus clausa	4.7"	REMOVE
D-144	Sand Pine	Pinus clausa	10.2"	REMOVE
D-145	Sand Pine	Pinus clausa	7"	REMOVE
D-146	Sand Pine	Pinus clausa	13.3"	REMOVE
D-147	Sand Pine	Pinus clausa	9"	REMOVE
D-148	Sand Pine	Pinus clausa	9.3"	REMOVE
D-149	Sand Pine	Pinus clausa	7.4"	REMOVE
D-150	Sand Pine	Pinus clausa	4.3"	REMOVE
D-151	Sand Pine	Pinus clausa	15"	REMOVE
D-152	Sand Pine	Pinus clausa	12.2"	REMOVE
D-154	Sand Pine	Pinus clausa	7.4"	REMOVE
D-155	Sand Pine	Pinus clausa	9.7"	REMOVE
D-156	Sand Pine	Pinus clausa	6.3"	REMOVE
D-157	Sand Pine	Pinus clausa	4.7"	REMOVE
D-158	Sand Pine	Pinus clausa	5"	REMOVE
D-159	Sand Pine	Pinus clausa	9"	REMOVE
D-160	Sand Pine	Pinus clausa	7.5"	REMOVE
D-161	Sand Pine	Pinus clausa	5.5"	REMOVE
D-162	Sand Pine	Pinus clausa	17"	REMOVE
D-163	Sand Pine	Pinus clausa	15.7"	REMOVE
D-164	Sand Pine	Pinus clausa	13.5"	PRESERVE ON PLACE
D-165	Sand Pine	Pinus clausa	18"	REMOVE
D-166	Live Oak	Quercus virginiana	10.5"	REMOVE
D-167	Sand Pine	Pinus clausa	15"	REMOVE
D-168	Sand Live Oak	Quercus geminata	11"	PRESERVE ON PLACE
D-170	Sand Live Oak	Quercus geminata	10.5"	PRESERVE ON PLACE
D-171	Sand Live Oak	Quercus geminata	10"	PRESERVE ON PLACE
D-172	Sand Live Oak	Quercus geminata	6.3"	PRESERVE ON PLACE
D-173	Cabbage Palm	Sabal palmetto	17.3"	RELOCATE ON SITE
D-174	Sand Live Oak	Quercus geminata	10"	PRESERVE ON PLACE
D-175	Sand Live Oak	Quercus geminata	10"	PRESERVE ON PLACE
D-176	Sand Live Oak	Quercus geminata	5.5"	PRESERVE ON PLACE
D-177	Sand Live Oak	Quercus geminata	5.5"	PRESERVE ON PLACE
D-178	Sand Live Oak	Quercus geminata	4"	PRESERVE ON PLACE
D-179	Sand Pine	Pinus clausa	12"	PRESERVE ON PLACE
D-180	Sand Live Oak	Quercus geminata	8"	PRESERVE ON PLACE
D-181	Sand Live Oak	Quercus geminata	6"	PRESERVE ON PLACE
D-182	Cabbage Palm	Sabal palmetto	18"	RELOCATE ON SITE
D-183	Sand Live Oak	Quercus geminata	7"	PRESERVE ON PLACE
D-184	Sand Live Oak	Quercus geminata	4"	PRESERVE ON PLACE
D-185	Sand Live Oak	Quercus geminata	7.5"	PRESERVE ON PLACE
D-186	Sand Live Oak	Quercus geminata	6.1"	PRESERVE ON PLACE
D-187	Sand Live Oak	Quercus geminata	5.5"	PRESERVE ON PLACE
D-188	Sand Live Oak	Quercus geminata	5"	PRESERVE ON PLACE
D-189	Sand Pine	Pinus clausa	14"	PRESERVE ON PLACE
D-190	Sand Live Oak	Quercus geminata	6.2"	PRESERVE ON PLACE
D-191	Sand Live Oak	Quercus geminata	6.3"	PRESERVE ON PLACE
D-192	Sand Pine	Pinus clausa	6"	REMOVE
D-193	Sand Pine	Pinus clausa	17"	PRESERVE ON PLACE
D-194	Cabbage Palm	Sabal palmetto	17"	PRESERVE ON PLACE
D-195	Sand Pine	Pinus clausa	7.2"	PRESERVE ON PLACE
D-196	Sand Pine	Pinus clausa	15.6"	PRESERVE ON PLACE
D-197	Sand Pine	Pinus clausa	14"	REMOVE
D-198	Cabbage Palm	Sabal palmetto	8"	PRESERVE ON PLACE
D-199	Cabbage Palm	Sabal palmetto	15"	PRESERVE ON PLACE
D-200	Cabbage Palm	Sabal palmetto	15.6"	PRESERVE ON PLACE
D-201	Sand Pine	Pinus clausa	12.2"	PRESERVE ON PLACE
D-203	Sand Pine	Pinus clausa	8.3"	PRESERVE ON PLACE
D-204	Sand Pine	Pinus clausa	6.6"	REMOVE
D-205	Sand Pine	Pinus clausa	16.5"	REMOVE
D-206	Sand Pine	Pinus clausa	10.5"	REMOVE
D-207	Sand Pine	Pinus clausa	12.5"	REMOVE
D-208	Sand Pine	Pinus clausa	8.4"	REMOVE
D-209	Sand Pine	Pinus clausa	12"	REMOVE
D-210	Sand Pine	Pinus clausa	14.3	REMOVE
D-211	Sand Pine	Pinus clausa	14.3"	REMOVE
D-212	Sand Pine	Pinus clausa	7.2"	REMOVE
D-213	Sand Pine	Pinus clausa	7.5"	REMOVE
D-214	Sand Pine	Pinus clausa	9"	REMOVE
D-215	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-216	Sand Pine	Pinus clausa	6.3"	REMOVE
D-217	Sand Pine	Pinus clausa	10"	REMOVE
D-218	Sand Pine	Pinus clausa	10.5"	PRESERVE ON PLACE
D-219	Sand Pine	Pinus clausa	9.2"	PRESERVE ON PLACE
D-220	Sand Pine	Pinus clausa	10.8"	PRESERVE ON PLACE
D-221	Sand Pine	Pinus clausa	13.8"	REMOVE
D-222	Cabbage Palm	Sabal palmetto	17.5	RELOCATE ON SITE
D-223	Cabbage Palm	Sabal palmetto	14"	RELOCATE ON SITE
D-224	Cabbage Palm	Sabal palmetto	18"	PRESERVE ON PLACE
D-225	Sand Pine	Pinus clausa	12.5"	PRESERVE ON PLACE
D-226	Cabbage Palm	Sabal palmetto	13.5"	RELOCATE ON SITE
D-227	Sand Pine	Pinus clausa	9.5"	REMOVE
D-228	Sand Pine	Pinus clausa	14.1"	REMOVE
D-229	Sand Pine	Pinus clausa	8.5"	REMOVE
D-230	Sand Pine	Pinus clausa	9.5"	REMOVE
D-231	Sand Pine	Pinus clausa	21"	REMOVE
P-1	Paw Paw #1			PRESERVE ON PLACE
P-2	Paw Paw #4			PRESERVE ON PLACE
P-3	Paw Paw #5			PRESERVE ON PLACE
P-4	Paw Paw #6			PRESERVE ON PLACE
P-5	Paw Paw #7			PRESERVE ON PLACE
P-6	Paw Paw #58			PRESERVE ON PLACE

TREE DISPOSITION PLAN



LEGEND

- EXISTING SABAL PALMETTO
- EXISTING SAND PINE
- EXISTING SAND LIVE OAK
- EXISTING PAW PAW TO BE PRESERVED (WITH 10' OFFSET / PROTECTION AREA AND 4' TALL ORANGE BARRICADE FENCING -SEE DETAILS ON SHEET LA-6)
- EXISTING GUMBO LIMBO
- EXISTING SECURITY CAMERA
- EXISTING LIGHT POLE
- EXISTING 3' WOOD FENCE

TREE DISPOSITION SUMMARY

TOTAL TREES ON SITE		**217**
	TREES	131
	PALMS	86
TOTAL TREES TO BE PRESERVED ON PLACE		69
	TREES	35
	PALMS	28
	PAW PAW	6
TOTAL TREES TO BE RELOCATED ON SITE		60
	TREES	2
	PALMS	58
TOTAL TREES TO BE REMOVED		88
	TREES	88
	PALMS	0

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FPL Juno Beach Parking Expansion

Juno Beach
Tree Disposition Plan

Drawing name: H:\JOBS\FPL Juno Beach_12011\FPL_Parking Expansion_007\Drawings\Landscape Plan\2026.04.01-LA-FPL Juno Beach Parking Expansion.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

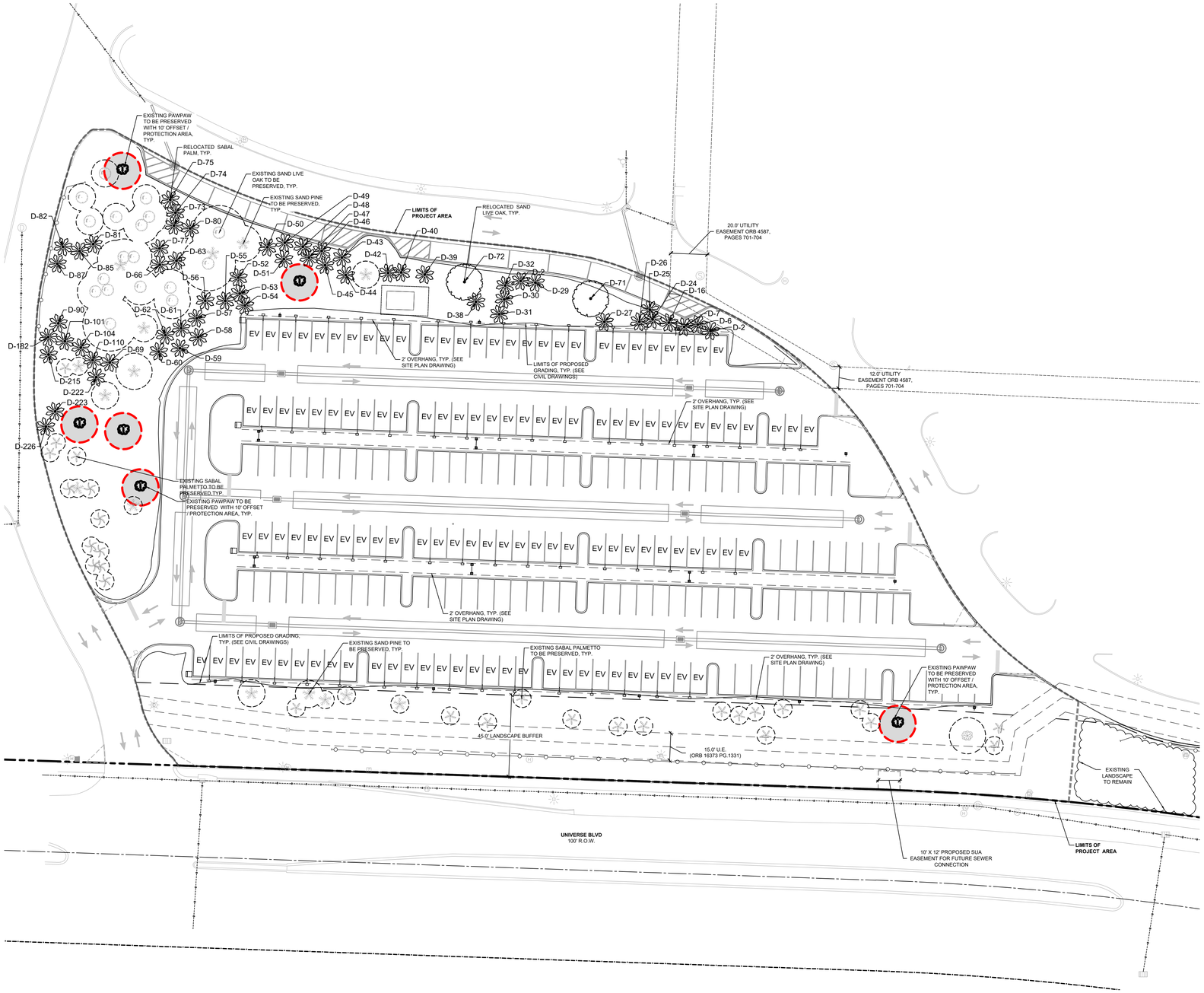
Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

Revision Dates:

04/06/2026 RESUBMITTAL
04/13/2026 REVISION 1
05/08/2026 REVISION 2

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of 7

RELOCATED TREES PLAN



TREE RELOCATION CHART

Tree ID	Species (common)	Health	DBH	DISPOSITION
D-2	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-6	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-7	Cabbage Palm	Healthy	10"	RELOCATE ON SITE
D-16	Cabbage Palm	Healthy	11"	RELOCATE ON SITE
D-24	Cabbage Palm	Healthy	4"	RELOCATE ON SITE
D-25	Cabbage Palm	Healthy	<4'H	RELOCATE ON SITE
D-26	Cabbage Palm	Healthy	4"	RELOCATE ON SITE
D-27	Cabbage Palm	Healthy	5"	RELOCATE ON SITE
D-29	Cabbage Palm	Healthy	18"	RELOCATE ON SITE
D-30	Cabbage Palm	Healthy	11"	RELOCATE ON SITE
D-31	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-32	Cabbage Palm	Healthy	8"	RELOCATE ON SITE
D-38	Cabbage Palm	Healthy	<4'H	RELOCATE ON SITE
D-39	Cabbage Palm	Healthy	10"	RELOCATE ON SITE
D-40	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-42	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-43	Cabbage Palm	Healthy	8"	RELOCATE ON SITE
D-44	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-45	Cabbage Palm	Healthy	20"	RELOCATE ON SITE
D-46	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-47	Cabbbage Palm	Healthy	15"	RELOCATE ON SITE
D-48	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-49	Cabbage Palm	Healthy	15"	RELOCATE ON SITE
D-50	Cabbbage Palm	Healthy	15"	RELOCATE ON SITE
D-51	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-52	Cabbage Palm	Healthy	15"	RELOCATE ON SITE
D-53	Cabbage Palm	Healthy	16"	RELOCATE ON SITE
D-54	Cabbage Palm	Healthy	5"	RELOCATE ON SITE
D-55	Cabbage Palm	Healthy	10"	RELOCATE ON SITE
D-56	Cabbage Palm	Healthy	20"	RELOCATE ON SITE
D-57	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-58	Cabbage Palm	Healthy	15"	RELOCATE ON SITE
D-59	Cabbage Palm	Healthy	18"	RELOCATE ON SITE
D-60	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-61	Cabbage Palm	Healthy	16"	RELOCATE ON SITE
D-62	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-63	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-66	Cabbage Palm	Healthy	17"	RELOCATE ON SITE
D-69	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-71	Sand Live Oak	Healthy	4"	RELOCATE ON SITE
D-72	Sand Live Oak	Healthy	4"	RELOCATE ON SITE
D-73	Cabbage Palm	Healthy	15"	RELOCATE ON SITE
D-74	Cabbage Palm	Healthy	20"	RELOCATE ON SITE
D-75	Cabbage Palm	Healthy	11"	RELOCATE ON SITE
D-77	Cabbage Palm	Healthy	9"	RELOCATE ON SITE
D-80	Cabbage Palm	Healthy	11"	RELOCATE ON SITE
D-81	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-82	Cabbage Palm	Healthy	10"	RELOCATE ON SITE
D-85	Cabbage Palm	Healthy	16"	RELOCATE ON SITE
D-87	Cabbage Palm	Healthy	18"	RELOCATE ON SITE
D-90	Cabbage Palm	Healthy	13"	RELOCATE ON SITE
D-101	Cabbage Palm	Healthy	13.1	RELOCATE ON SITE
D-104	Cabbage Palm	Healthy	19"	RELOCATE ON SITE
D-110	Cabbage Palm	Healthy	8"	RELOCATE ON SITE
D-182	Cabbage Palm	Healthy	18"	RELOCATE ON SITE
D-215	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-222	Cabbage Palm	Healthy	17.5	RELOCATE ON SITE
D-223	Cabbage Palm	Healthy	14"	RELOCATE ON SITE
D-226	Cabbage Palm	Healthy	13.5"	RELOCATE ON SITE

TREE DISPOSITION SUMMARY

TOTAL TREES ON SITE		**217**
	TREES	131
	PALMS	86
TOTAL TREES TO BE PRESERVED ON PLACE		69
	TREES	35
	PALMS	28
	PAW PAW	6
TOTAL TREES TO BE RELOCATED ON SITE		60
	TREES	2
	PALMS	58
TOTAL TREES TO BE REMOVED		88
	TREES	88
	PALMS	0

LEGEND

- EXISTING SABAL PALMETTO TO BE PRESERVED ON PLACE
- EXISTING SAND LIVE OAK TO BE PRESERVED ON PLACE
- RELOCATED SAND LIVE OAK
- RELOCATED SABAL PALMETTO
- EXISTING SECURITY CAMERA
- EXISTING LIGHT POLE
- EXISTING 3' WOOD FENCE
- EXISTING LANDSCAPE CANOPY PROJECTION

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FPL Juno Beach Parking Expansion

Juno Beach

Relocated trees Plan

Drawing name: H:\JOBS\FPL Juno Beach_12-011\FPL_Parking Expension_007\Drawings\Landscape Plan\2026.04.01-LA-FPL Juno Beach Parking Expension.dwg

NORTH

0 15' 30' 60'

Scale: 1" = 30'-0"

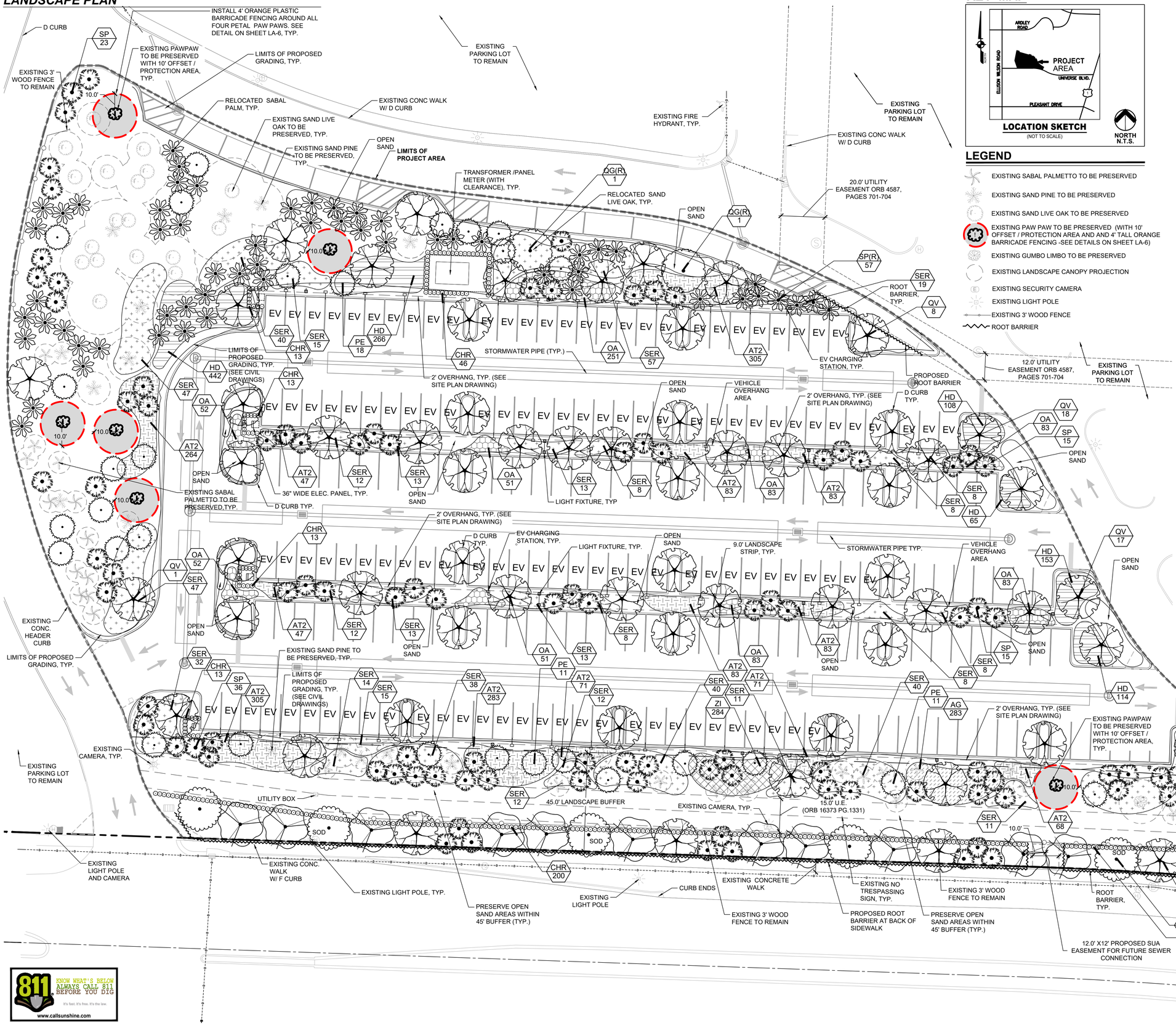
Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

Revision Dates:

04/06/2026 RESUBMITTAL
04/13/2026 REVISION 1
05/08/2026 REVISION 2

LA-3
of 7

LANDSCAPE PLAN



KEY MAP

LEGEND

- EXISTING SABAL PALMETTO TO BE PRESERVED
- EXISTING SAND PINE TO BE PRESERVED
- EXISTING SAND LIVE OAK TO BE PRESERVED
- EXISTING PAW PAW TO BE PRESERVED (WITH 10' OFFSET / PROTECTION AREA AND AND 4' TALL ORANGE BARRICADE FENCING -SEE DETAILS ON SHEET LA-6)
- EXISTING GUMBO LIMBO TO BE PRESERVED
- EXISTING LANDSCAPE CANOPY PROJECTION
- EXISTING SECURITY CAMERA
- EXISTING LIGHT POLE
- EXISTING 3' WOOD FENCE
- ROOT BARRIER

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	BU	Bursera simaruba / Gumbo Limbo 12'-16' Ht. x 6' Spr. 2.5" Cal. Single Straight Trunk, Full Canopy
	CE	Conocarpus erectus / Green Buttonwood 12'-16' Ht. x 6' Spr. 2.5" Cal. Single Straight Trunk, Full and Even Canopy, No Low Crotch
	PE	Pinus elliotti 'Densa' / South Florida Slash Pine 12'-16' Ht. x 5' Spr. 2.5" Cal. Single Straight Trunk, Full Canopy
	QV	Quercus virginiana / Live Oak 12'-16' Ht. x 7' Spr., 4-5" Cal., Single Straight Trunk, Full and Even Canopy, No Low Crotch
PALM TREES		
	SP	Sabal palmetto / Cabbage Palm 10'-18' C.T., Hurricane Cut, No Scarred Trunk
RELOCATED PALMS		
	SP(R)	Sabal palmetto / Cabbage Palm Relocated Palm
RELOCATED TREES		
	QG(R)	Quercus geminata / Sand Live Oak Relocated Tree
SHRUBS		
	CHR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Min. 36" tall, 24" o.c. Full and Dense Shrub, Full to Base
SHRUB AREAS		
	AG	Aristida gyrans / Wiregrass 12" Tall, 18" o.c.
	AT2	Asclepias tuberosa / Butterfly Milkweed 12" Tall, 18" o.c.
	HD	Helianthus debilis / Dune Sunflower 12" Tall, 18" o.c.
	OA	Opuntia humifusa / Prickly Pear Cactus 12" Tall, 18" o.c.
	SER	Serenoa repens / Saw Palmetto 24" Ht. x 24" Spr. 48" O.C. Full and Dense Shrub, Full to Edge of Pot
	ZI	Zamia integrifolia / Coontie 12" Tall, 18" o.c.
SOD AND MULCH		
	SOD	Bahiagrass / Paspalum notatum Solid Sod. Weed and Disease Free, Laid Tightly, Staggered Joints, Rolled and Sanded to Level Lawn.*Contractor to verify quantity in the field
	MM	Pine Straw Mulch Free of foreign materials and Weed seeds, Minimum depth after settling shall be 3". *Contractor to verify Quantity in the field

NOTE:
SEE TREE DISPOSITION PLAN (LA-3) FOR TREES TO BE PRESERVED ON PLACE NUMBERS AND SPECIES

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FPL Juno Beach Parking Expansion

Juno Beach
Landscape Plan

Drawing name: H:\UDS\FPL Juno Beach_12-011\FPL_Parking Expansion_JDT\Drawings\Landscape Plan\20250414-FPL Juno Beach Parking Expansion.dwg

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

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04/13/2026 REVISION 1
05/08/2026 REVISION 2

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of 7

Proposed Scrub Areas Exhibit "D" (nts)



SCRUB RESTORATION AREA #22



SCRUB RESTORATION AREA #3





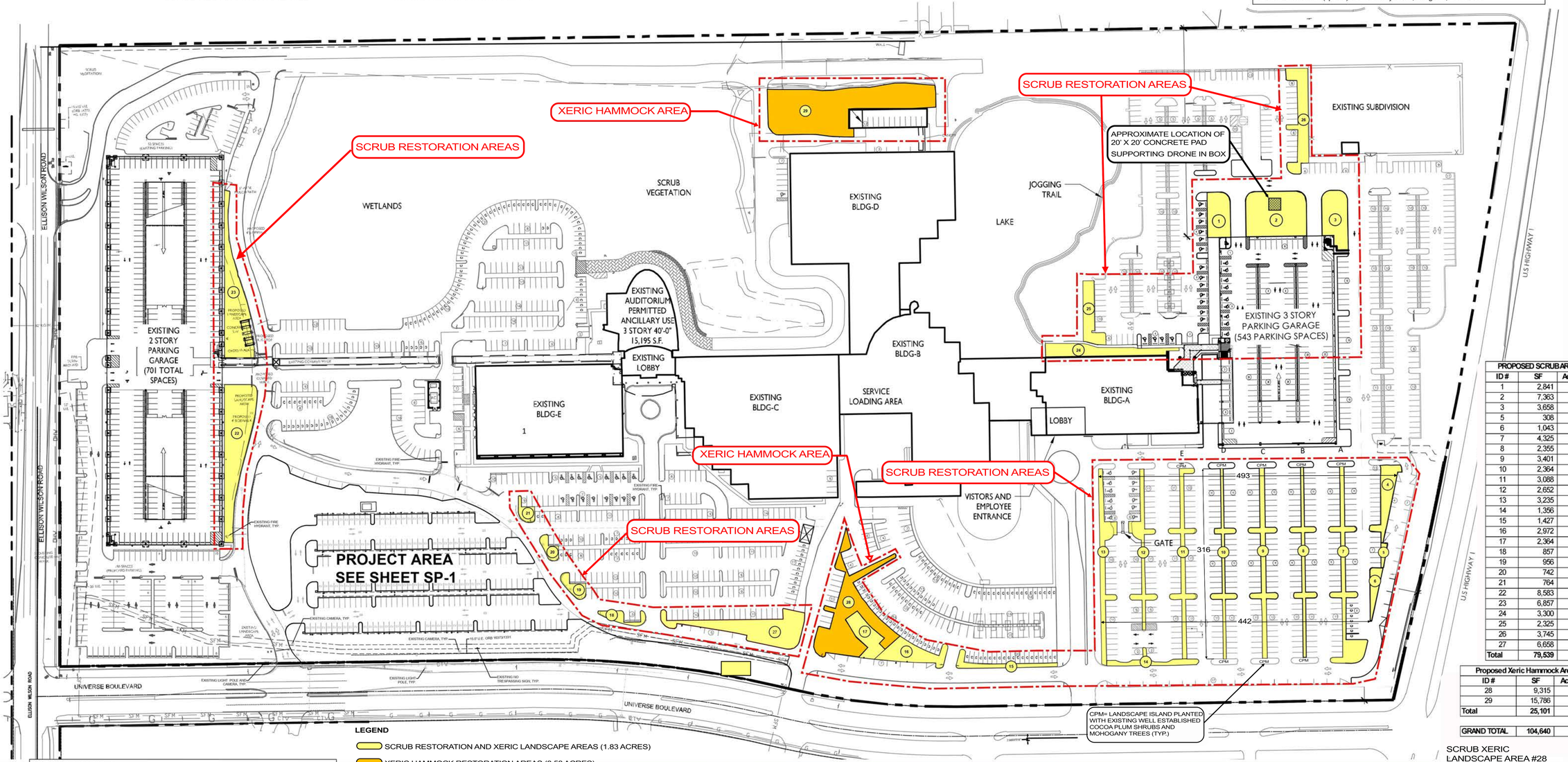


SCRUB XERIC LANDSCAPE AREA

Cocoplum (Chysobalanus icaco).....10%
Firebush (Hamelia patens).....8%
Seagrape (Cocoloba uvifera).....8%
Sand Cord Grass (Spartina bakerii).....10%
Muhly Grass (Muhlenbergia capillaris).....10%
Simpson's Stopper (Myrcianthes fragrans).....5%
Saw Palmetto (Serenoa repens).....8%
Dwarf Fakahatchee Grass (Tripsacum floridanum).....20%
Sunshine Mimosa (Mimosa strigillosa).....5%
Milkweed (Asclepias syriaca).....5%
Dwarf Saw Palmetto (Sabal minor).....5%
Dwarf Yaupon Holly (Ilex vomitoria)-female with berries) Live Oaks (Quercus virginiana)Royal Palms (Roystonea elata) Sabal Palms (Sabal palmetto).....6%
NOTE: Scrub Areas being created will leverage relocated sandy soils containing seeds and subsurface microbes from the surface parking areas

SCRUB HAMMOCK AREAS

Supplement Canopy with Gumbo Limbos
Sub Canopy: Cabbage Palms, Yaupon Holly, Sand Live Oaks
Shrub: Saw Palmetto, Red Bay, Wild Coffee, American Beautyberry, Coontie, Rusty Lyonia
Ground Cover/vines (sparse) : Coral Honeysuckle, wiregrass, Goldenrod



LEGEND

SCRUB RESTORATION AND XERIC LANDSCAPE AREAS (1.83 ACRES)

XERIC HAMMOCK RESTORATION AREAS (0.58 ACRES)

PROPOSED SCRUB AREAS		
ID #	SF	Acreage
1	2,841	0.07
2	7,363	0.17
3	3,658	0.08
5	308	0.01
6	1,043	0.02
7	4,325	0.10
8	2,355	0.05
9	3,401	0.08
10	2,364	0.05
11	3,088	0.07
12	2,652	0.06
13	3,235	0.07
14	1,356	0.03
15	1,427	0.03
16	2,972	0.07
17	2,364	0.05
18	857	0.02
19	956	0.02
20	742	0.02
21	764	0.02
22	8,583	0.20
23	6,857	0.16
24	3,300	0.08
25	2,325	0.05
26	3,745	0.09
27	6,658	0.15
Total	79,539	1.83

Proposed Xeric Hammock Areas		
ID #	SF	Acreage
28	9,315	0.21
29	15,786	0.36
Total	25,101	0.58

GRAND TOTAL	104,640	2.40

SCRUB RESTORATION

Myrtle Oaks (Quercus myrtifolia).....1: 1000 SF
Sand Live Oaks (Quercus geminate).....1: 1000 SF
Chapman Oaks (Quercus chapmanii).....1: 2000 SF
Sand Pine (Pinus clausa).....1: 2000 SF
Sabal Palms (Sabal Palmetto).....1: 1500 SF
Saw Palmetto (Serenoa repens).....10%
Dune sunflower (Helianthus debilis).....10%
Broomsedge - Adropogon virginicus.....10%
Wire Grass - Aristida gyrans.....10%
Partridge pea - Cassia chamaecrista.....10%
Golden Aster - Chrysopsis scabrella.....10%
Prickly pear cactus - Opuntia stricta or Op.....10%
humifusa Coontie - Zamia integrifolia Butterfly.....10%
Milkweed - Ascepias tuberosa Rusty Lyonia.....10%
(Lyonia ferruginea) Tar Flower (Bejaria racemosa).....10%
NOTE: Scrub Areas being created will leverage relocated sandy soils containing seeds and subsurface microbes from the surface parking areas









SCRUB XERIC LANDSCAPE AREA #28



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FPL Juno Beach Parking Expansion

Juno Beach

Proposed Scrub and Hammock Area Exhibit D

Drawing name: H:\JOBS\FPL Juno Beach_12-011\FPL_Parking Expansion_.007\Drawings\Landscape Plans\2026.04.01-LA-FPL Juno Beach Parking Expansion.dwg

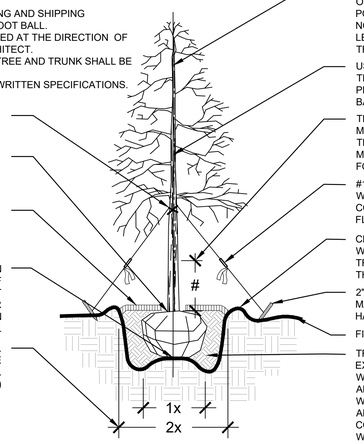
Date:	03/02/2026
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Checked By:	RD-NM

Revision Dates:

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04/13/2026 REVISION 1
05/08/2026 REVISION 2

EXHIBIT D

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

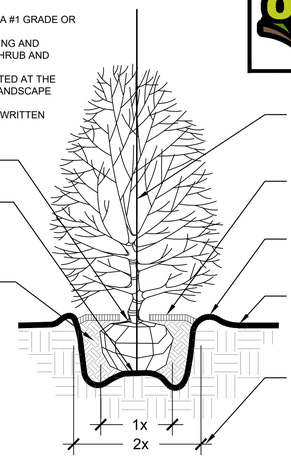


PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.
TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)
ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.
DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

TREES SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE. DO NOT CUT OUT TERMINAL LEADER SELECTIVELY PRUNE TREE CROWN
USE A PLUM LINE TO ASSURE THE TREE IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.
TREE CALIPER SHALL BE MEASURED 6" ABOVE GRADE FOR TREES UP TO 4" IN CALIPER AND MEASURED 12" ABOVE GRADE FOR TREES OVER 4" IN CALIPER.
#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUS COLOR SAFETY FLAGS.
CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.
2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD
FINISHED GRADE
TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL SHRUBS SHALL MEET FLORIDA #1 GRADE OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE SHRUB AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

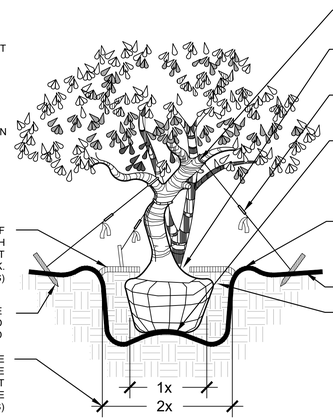


TOP OF ROOT BALL SHALL SIT 1" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)
ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.
SHRUB PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

SHRUBS SHALL BE PLANTED IN A VERTICAL POSITION AND ORIENTED TO GIVE THE BEST POSSIBLE APPEARANCE
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE SHRUB BASE. (SEE WRITTEN SPECIFICATIONS)
CREATE A 4" HIGH CIRCULAR WATERING BASIN AROUND THE SHRUB BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.
FINISHED GRADE
DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

LARGE SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
1. ALL TREES SHALL MEET FLORIDA #1 OR BETTER STANDARDS.
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE TREE AND ROOT BALL.
3. ANY PRUNING SHALL BE COMPLETED AT THE DIRECTION OF THE OWNER OR LANDSCAPE ARCHITECT.
4. NO NAILS SHALL BE DRIVEN INTO TREE AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
5. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.

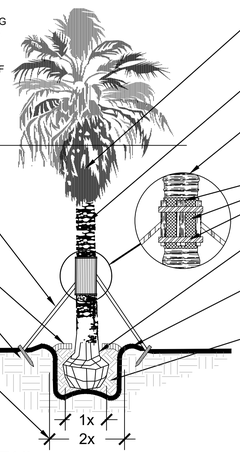


MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)
2" x 4" x 24" GUY WIRE STAKE MADE OF PRESSURE TREATED HARDWOOD
DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

PLASTIC HOSE OR (2) PLY 3/4" RUBBER TUBE TO PROTECT TRUNK FROM GUY WIRE.
TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)
#12 GALVANIZED STEEL GUY WIRE WITH TURNBUCKLE AND CONSPICUOUSLY COLORED SAFETY FLAGS.
ROOT BALLS GREATER THAN 2' IN DIAMETER SHALL SIT ON A MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2' IN DIAMETER MAY SIT ON COMPACTED EARTH.
CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE TREE BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.
FINISHED GRADE
TREE PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

IRREGULAR & MULTI-STEM TREE PLANTING DETAIL
NOT TO SCALE

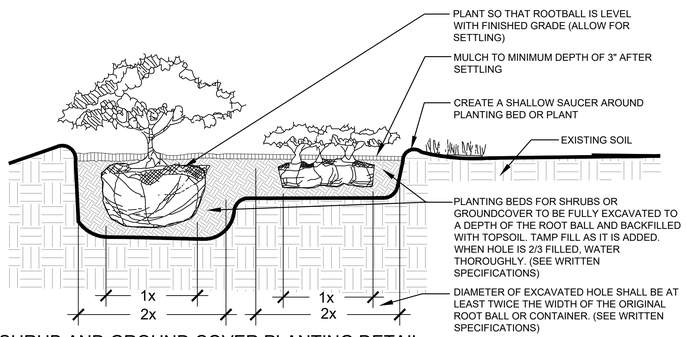
NOTES:
1. ALL PALMS SHALL MEET FLORIDA #1 GRADE STANDARDS OR BETTER
2. REMOVE ALL NON-ORGANIC BINDING AND SHIPPING MATERIAL FROM THE PALM AND ROOT BALL.
3. NO NAILS SHALL BE DRIVEN INTO PALM AND TRUNK SHALL BE FREE OF ANY MAJOR SCARS.
4. ADD FERTILIZER AS DIRECTED IN WRITTEN SPECIFICATIONS.



TRIM ONLY THOSE FRONDS WHICH HANG BELOW LEVEL OF TREE HEART
MINIMUM 3 (2"x4") WOOD BRACES
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)
2" x 4" x 24" STAKE MADE OF PRESSURE TREATED HARDWOOD
FINISHED GRADE
DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

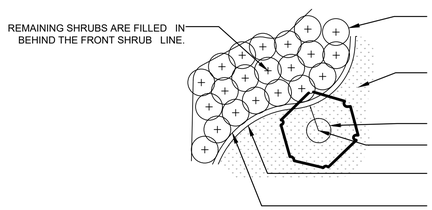
USE A PLUM LINE TO ASSURE PALM IS PROPERLY PLANTED UPRIGHT BEFORE BACKFILLING AND TAMPING.
TRUNK DIAMETER SHALL BE CONSISTENT WITHOUT ABRUPT CHANGES, LOOSE SHEATHES, HOLES, OR CAVITIES.
SECURE BATTENS W/ 2-3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5 (2" x 4 " x 16") WOOD BATTENS. 5 LAYERS OF BURLAP TO WRAP TRUNK. STEEL BANDS (3/4"; H.C.S.)
TOP OF ROOT BALL SHALL SIT 2" ABOVE THE FINISHED GRADE. (ALLOW FOR SETTLING)
CREATE A 6" HIGH CIRCULAR WATERING BASIN AROUND THE PALM BASE AT LEAST AS WIDE AS THE ROOT BALL IN DIAMETER.
PALM PLANTING PIT TO BE FULLY EXCAVATED AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY, RELEASE ANY AIR POCKETS, THEN COMPLETE FILLING. TAMP AND WATER THOROUGHLY AGAIN. (SEE WRITTEN SPECIFICATIONS)

PALM PLANTING DETAIL
NOT TO SCALE



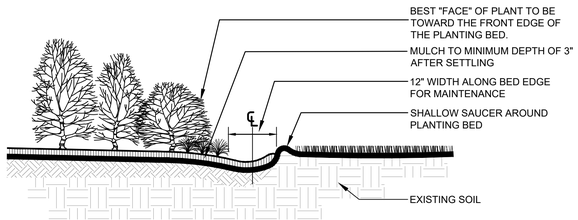
PLANT SO THAT ROOTBALL IS LEVEL WITH FINISHED GRADE (ALLOW FOR SETTLING)
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING
CREATE A SHALLOW SAUCER AROUND PLANTING BED OR PLANT
EXISTING SOIL
PLANTING BEDS FOR SHRUBS OR GROUNDCOVER TO BE FULLY EXCAVATED TO A DEPTH OF THE ROOT BALL AND BACKFILLED WITH TOPSOIL. TAMP FILL AS IT IS ADDED. WHEN HOLE IS 2/3 FILLED, WATER THOROUGHLY. (SEE WRITTEN SPECIFICATIONS)
DIAMETER OF EXCAVATED HOLE SHALL BE AT LEAST TWICE THE WIDTH OF THE ORIGINAL ROOT BALL OR CONTAINER. (SEE WRITTEN SPECIFICATIONS)

SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



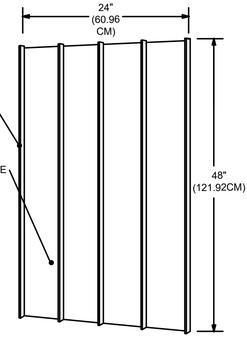
REMAINING SHRUBS ARE FILLED IN BEHIND THE FRONT SHRUB LINE.
LAYOUT OF SHRUBS AT THE PLANTING EDGE IS DONE FIRST TO ESTABLISH A CONTINUOUS LINE. BEST FACE OF SHRUB TO FACE FRONT OF PLANTING BED.
SOD. USE ROLLER TO SMOOTH SURFACE.
MULCH RING
NO TREE TO BE PLANTED CLOSER THAN 4' TO BED EDGE.
PLANTING BED EDGE CUT CLEAN AND STRAIGHT
MAINTAIN 12" ALONG BED EDGE; SEE PLANTING BED EDGE DETAIL.

SHRUB & GROUNDCOVER LAYOUT DETAIL
NOT TO SCALE



BEST "FACE" OF PLANT TO BE TOWARD THE FRONT EDGE OF THE PLANTING BED.
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING
12" WIDTH ALONG BED EDGE FOR MAINTENANCE
SHALLOW SAUCER AROUND PLANTING BED
EXISTING SOIL

PLANTING BED EDGE DETAIL
NOT TO SCALE



90° ROOT DEFLECTING RIBS INTEGRAL PART OF PANEL
PANEL 0.080" (2.03MM) THICK HOMOPOLYMER POLYETHYLENE

UB 48-2 SPECIFICATIONS
48" DEEPROOT TREE ROOT BARRIER

SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES, AND LANDSCAPES. ASSEMBLED IN 2 FOOT (61 CM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATION DIRECTLY BESIDE A HARDSCAPE ELEMENT, ADJACENT TO ONE SIDE OF A TREE, OR FOR LARGE PERIMETER SURROUND APPLICATIONS WITH A MINIMUM 8 FOOT (2.43 M) DIAMETER USING 12 PANELS.

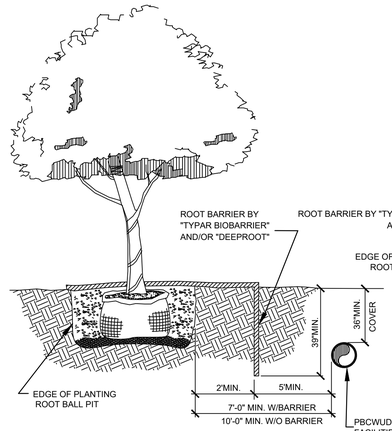
A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE EITHER PRODUCT UB 48-2 AS MANUFACTURED BY DEEPROOT PARNTERS, L.P., 81 LANGTON STREET, SUITE 4, SAN FRANCISCO, CA 94103 (800.458.7668), OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, EXTRUDE PANELS, OF 0.80" (2.03MM) WALL THICKNESS IN MODULES 24" (61CM) LONG 48" (122 CM) DEEP; MANUFACTURED WITH HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS; RECYCLABLE. EACH 2 FOOT (61CM) SECTION SHALL HAVE:

NOT LESS THAN 4 MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03MM) THICKNESS PROTRUDING 1/2" (12.7MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (154 MM) APART. SEE PANEL DRAWING.

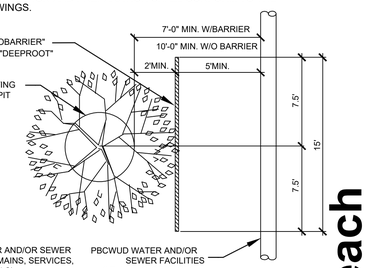
AN INTEGRATED JOINING SYSTEM PROVIDING FOR INSTANT ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DIRECTING RIB SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP EDGE SHALL BE 1/2" TO 1" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPE OR WHERE SPECIFIED TO FORM A CIRCLE AROUND THE ROOT BALL.

2. EXCAVATION AND PREPARATION SHALL CONFORM TO THE DRAWINGS.



SECTION

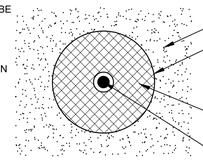


PLAN

NOTES:
1. 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. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.
3. ONLY SOD CAN BE INSTALLED WITHIN 7.5' MINIMUM OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND THE DEPARTMENT
4. SOD ONLY SHALL BE INSTALLED WITHIN 5.0' MINIMUM OF ANY DEPARTMENT WATER METER.
5. WHEN INSTALLING A SOLID ROOT BARRIER PANEL SYSTEM THE PANEL RIBS MUST FACE THE TREE ROOT BALL.

ROOT BARRIER DETAIL
NOT TO SCALE

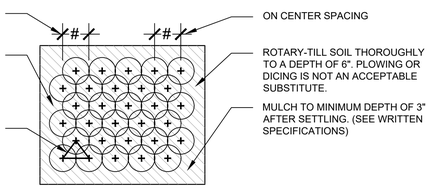
NOTES:
1. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES AND PALMS PLANTED IN SODDED AREAS OR AS OTHERWISE NOTED ON LANDSCAPE PLAN.



SOD
- MULCH RING SHALL BE CUT INTO A 'PERFECT' CIRCLE'.
- EDGES TO BE WELL-FORMED AND CRISP WITH VERTICALLY STRAIGHT CUTS.
- MULCH RING SHALL MEASURE 5' IN DIAMETER OR EXTEND TO THE EDGE OF THE DRIP LINE, WHICHEVER IS GREATER.

MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. MULCH SHOULD NOT BE IN DIRECT CONTACT WITH THE TRUNK. (SEE WRITTEN SPECIFICATIONS)
TREE OR PALM TRUNK

MULCH RING IN SOD DETAIL
NOT TO SCALE



SPREAD OF PLANT
CLEAN TOPSOIL OF ANY ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIAL DETRIMENTAL TO PLANT GROWTH
TYPICAL TRIANGULAR SPACING OF PLANTS TO INSURE FULL COVERAGE BY GROUNDCOVER.
ON CENTER SPACING
ROTARY-TILL SOIL THOROUGHLY TO A DEPTH OF 6". PLOWING OR DICING IS NOT AN ACCEPTABLE SUBSTITUTE.
MULCH TO MINIMUM DEPTH OF 3" AFTER SETTLING. (SEE WRITTEN SPECIFICATIONS)

GROUND COVERS & ROOTED CUTTING PLANTING DETAIL
NOT TO SCALE

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Item #2.

FPL Juno Beach Parking Expansion

Juno Beach
Planting Details

Drawing name: I:\UDS\SP\FPL Juno Beach_12-011\PDs_Parking Expansion_.007\Drawings\Landscape Plans\2026.04.01-LA-FPL Juno Beach Parking Expansion.dwg

Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

Revision Dates:
04/06/2026 RESUBMITTAL
04/13/2026 REVISION 1
05/08/2026 REVISION 2

LA-5
of 7

Tree and Paw-Paw Protection Plan

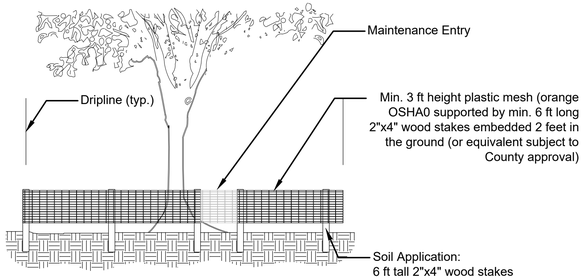
Prior to clearing any of the property for development, the contractor will do the following items:

Clearly identify and tag all trees using either plastic ribbon tied around the tree trunk or a tag that is attached to the tree trunk. The numbers shown on each tag shall correspond to the number identified on the Tree Disposition Tabular and/or the Tree Survey.

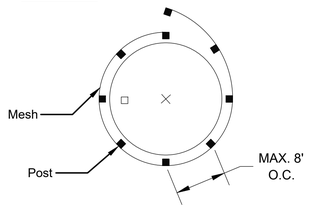
Prior to site clearing and tree removal, trees to be preserved, mitigate, relocated on-site, relocated off-site, or removed shall be identified using different color plastic ribbon or tag.

Place barricades to protect the root zones of the native vegetation to be preserved. All barricades are to remain in place until all construction activities are complete.

Trees to be preserved shall be barricaded with a minimum 3-foot high plastic mesh (orange OSHA) supported by 6-foot length 2"x4" wood stakes embedded a 2 feet in the ground or equivalent as approved in conjunction with the Final Site Plan or Final Subdivision Plan.



PLAN VIEW



Installation Notes:

A. Space posts maximum, every 8 ft.
B. Secure fencing to post with nylon cable ties

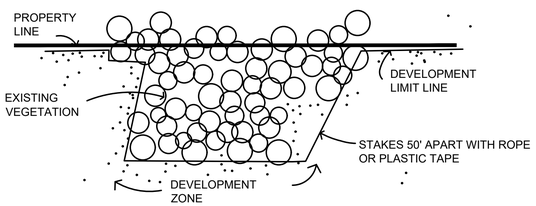
Plastic and/or wood strips may also be used to provide additional support and protection between ties and posts.



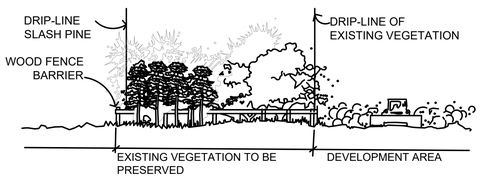
WOOD STAKES CONNECTION

TREE PROTECTION BARRIER DETAIL

Unless conditioned in the vegetation removal permit, groups of trees or areas of vegetation to be preserved shall not require protective barriers. These areas will be marked by stakes installed at a maximum of 50' apart with rope or plastic tape attached to said stakes around the perimeter of the protected area.



Sturdy wood posts and rails shall be used to ensure that barricades can withstand construction activity.



Protective barriers or markings shall remain in place until they are authorized to be removed by staff or receipt of a CO.

There shall be limited development within tree preservation areas:

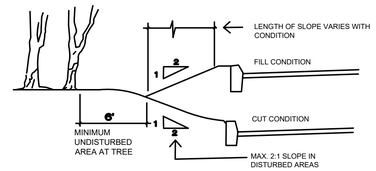
- maintained in its natural state
- provide permeable landscape natural. i.e., grass, mulch
- conform to governing landscape code.

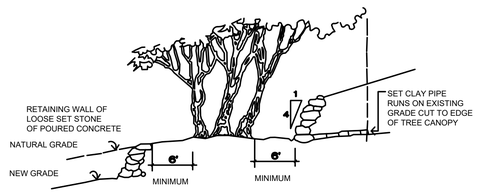
There will be no attachment of signs, etc. to vegetation unless of a non-damaging character.

Light machinery or hand-labor is to be used if vegetation is to be installed in preservation areas.

No grade changes shall be made within tree preservation areas, which require trenching or cutting of roots unless conditioned. Utility lines shall be installed to protect root systems as much as possible.

No removal of soil or fill in tree preservation areas shall occur.





RETAINING WALLS AROUND EXISTING TREES

No clearing shall commence until all protection devices are installed , inspected and approved by the Zoning Division and Environmental Resource Management Department.

TREE RELOCATION PROGRAM

Plant Species Requirements

Live Oaks - Best time to move is in their dormant season. Worst time to move is in the spring because of their flush of new growth and lack of precipitation. They should be root pruned at least two weeks in advance of the move and need to be watered in heavily the first two weeks after transplanting.

Root Pruning and Transplanting

When it is determined that a tree or palm needs to be transplanted, it is beneficial and sometimes required that the plant be root pruned. Root pruning is done to reduce the size of an existing root ball in preparation for transplanting. The root ball is reduced to create a new root system large enough to sustain life in the tree/palm while making its move more effective for transportation. The time it takes for the root system to develop before transplanting will vary from tree to tree, depending on soil moisture content. An estimated wait time follows in the schedule listed below.

1. Clear the area around the tree that has been selected.

2. Determine the size of the root ball that is being prepared.

Tree Caliper	Root Ball
2-4"	36-42"
4-6"	42-48"
6-8"	48-60"
8-10"	72-84"
12-14"	84-96"
14-16"	96-108"
16-18"	108-120"
18-20"	120-132"
20-24"	132-144"
24-28"	144-156"
28-32"	156-168"
32-36"	168-180"

Sabal Palms	4' Root Ball
Coconut Palms	4-5' Root Ball
Queen Palms	4' Root Ball
Canary Island Date Palms	5-6' Root Ball
Reclinata Palms	6-8' Root Ball
Paurotis Palms	6-8' Root Ball
Sago Palms	3-4' Root Ball
Royal Palms	5-6' Root Ball

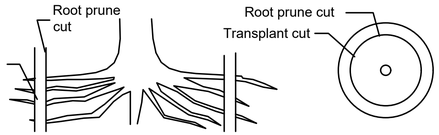
3. Palms may be cut on three sizes leaving the open side toward the strongest northeast winds.

4. Broadleaf trees should be cut on two sides initially opposite each other.



Transplant cut

5. Once the ball size has been determined, mark the spot around the ball and prepare for a 1' trench around the tree. Use sharp spades for root pruning and do not cut under the root ball. Leave old cut roots on top of root ball.



6. Fill trench with existing soil with 1/3 peat humus mixed in. Leave a depression to hold water.

7. Irrigate with a mist head at root ball to help promote feeder roots and maintain watering.

8. Wait time after root pruning until transplanting per individual specifications, for differing types of plant material.

Ficus Trees	6 weeks to 90 days
Palms	6 weeks to 90 days
Oaks, 6" and under	6 weeks to 90 days
Oaks, 6" - 12"	90 days to 6 months
Oaks, 12" and above	6 months to 1 year

9. Fertilize top of ball with milorganite after root pruning.

10. Some bracing may be required after root pruning.

11. A full top will encourage feeder root growth. Previous to transplanting, remove enough top growth to balance the smaller root system. Thin out and trim back unwanted foliage and branches.

12. Cut trench for transplanting outside of root pruned trench to allow for feeder roots.

13. Lift tree from one side to break suction and peel off root ball. If it doesn't break then dig under to sever roots.

Specifications:

1. Contractor shall be responsible for locating any and all underground utilities or obstructions prior to commencing work. In case of conflict with proposed work, notify landcape architect prior to commencement of work.

2. Contractor shall provide adequate irrigation to assure the healthy establishment of relocated trees.

3. Pruning of limbs shall occur only as necessary to facilitate relocation and shall maintain the natural shape and charracter of tree.

4. Finish grade for top of tree plug shall meet the proposed finsih grade after relocation.

5. All plant materials shall be relocated to freshly dug holes with similiar size and type of tree moving equipment. The holes should be filled 1/3 with water, place tree, back fill and water in thoroughly, being sure to avoid air pockets. Provide 4"-6" dish around newly dug plant material to retain water. Water thoroughly after planting as specified.

6. All trees exhibiting shallow root systems shall be staked as required.

7. Prune, thin out and shape relocated trees, shrubs and understory in accordance with desired effect of the landscape architect and to retain natural character. Remove all vines and exotic vegetation. Maintain relocated plant materials for a period of not less than 90 days. Maintain by watering, removing of exotic vegetation or weeds, providing insecticide applications and mulching.

8. The contractor shall protect trees during relocation procedures from scrapes, scars and undue breakage. Understory plant material moved with primary species shall be protected against damage.

9. Landscaping contractor shall provide a one (1) year warranty on all relocated material.

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urban design studio
Urban Design
Land Planning
Landscape Architecture
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

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Item #2.

FPL Juno Beach Parking Expansion

Juno Beach

Tree Protection & Relocation

Drawing name: H:\DB\FPL Juno Beach_12x11\FPL_Parking Expansion_007\Drawings\Landscape Plan\2026.04.07-LA-FPL Juno Beach Parking Expansion.dwg

Date:	03/02/2026
Project No.:	12-011.007
Designed By:	NM
Drawn By:	MR
Checked By:	RD-NM

Revision Dates:

04/06/2026 RESUBMITTAL
04/13/2026 REVISION 1
05/08/2026 REVISION 2

LA-6
of 7

SECTION 02950
TREES, SHRUBS AND GROUND COVER

PART I - GENERAL
By bidding on this project and/or signing a contract for landscape work, the Contractor acknowledges that he/she has read and understood these specifications in their entirety, that he/she has inspected the site, and that he/she will abide by all plans, specifications, and conditions found herein. Any perceived conflicts or concerns within the specifications or on the plant list, including unavailability of materials, are to be brought to the attention of the Landscape Architect prior to bid submission.

1.01 WORK INCLUDED
A. Contractor shall obtain or ensure that all necessary permits have been granted to the Owner for work on the Owner's properties or in any adjacent easements prior to commencement of work.
B. All planting and construction work shall be executed as shown on the provided drawings, schedules, and specifications.
C. Any additional work or materials required to install landscape elements as called for on the plans, specifications or plant list shall be provided and installed by the Contractor.
D. Finish Grade Elevations: 2 inch below top of pathway edging.
E. The Contractor shall be entirely responsible for all work until final acceptance by the Owner. The Contractor shall protect all materials and work against injury and shall provide and maintain all necessary guards for the protection of the public. He shall be held responsible for any negligence during the execution of the work.

1.02 QUALITY ASSURANCE
A. All work specified herein shall be performed by a single firm specializing in landscape work. The Landscape Architect and the Owner retain the right to approve any proposed subcontractors prior to awarding the contract.
B. Ship landscape materials with certificates of inspection required by governing authorities. Comply with all regulations applicable to landscape materials.
C. Package standard products with manufacturers certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
D. Provide trees, palms, shrubs and groundcover grown in a recognized nursery in accordance with good horticultural practice. Materials must be healthy and vigorous, free of disease, insects, eggs, larvae, and defects such as decay, rot, knots, sun scald, injuries, abrasions, and poor or unusual form. No collected material will be permitted unless specific written approval is granted.
E. Do not make substitutions. If specified landscape material is not available at time of planting, submit proof of non-availability and provide a list of proposed equivalent material. Once authorized, adjustments to the contract will be made. Owner is not financially responsible for unauthorized substitutions.
F. Plant materials of larger size than specified may be used if acceptable to Landscape Architect and if sizes of root balls are increased proportionately. Installation of larger sizes will not increase contract amount unless specifically authorized by Owner.
G. Owner and Landscape Architect reserve the right to inspect, approve or reject at any time plant materials or work either at the nursery or at the site which does not meet the condition in the plans, plant list or specifications.
H. The Contractor shall be responsible for planting the landscape in complete accordance with all applicable codes, ordinances, and laws. Any modification made to conform with said codes, laws and ordinances, after the bid is awarded, shall be completed at the Contractor's expense at no additional cost to the Owner.

1.03 SUBMITTALS
A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturers or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work, through final acceptance.

1.04 DELIVERY, STORAGE AND HANDLING
A. Packaged Materials: Deliver packaged materials in original containers showing manufacturer's guaranteed weight analysis and name of manufacturer. Protect materials from damage and deterioration during delivery and storage.
B. Trees, shrubs, and ground covers: Provide freshly dug trees, palms, and shrubs. Do not prune prior to delivery. All plants shall be handled and stored so that they are adequately protected from drying out, from sun or wind burn, and from any other injury at all times. Any plant determined to be wilted or burned may be rejected at any time, whether in the ground or not. Plants shall be handled only by their containers or root balls, not by stems or trunks. Trees that are scraped or scarred during delivery, storage, or planting will be rejected. The on-site storage area shall be approved prior to the delivery of any plant materials. Do not bend or bind plants in such a manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery.
C. Deliver plant materials after preparations for planting are complete, and plant immediately. Roots or balls of all plants shall be adequately protected at all times from sun and/or wind. Balled and burlapped (B&B) plants that cannot be planted immediately upon delivery shall be set on the ground and protected by having soil, wet peat, or other acceptable material covering the roots or balls keeping them moist.
D. Do not remove container grown stock from containers until planting time.
E. Label at least one tree, one palm and one shrub of each variety with a securely attached waterproof tag bearing legible designation of botanical and common name, if requested by Owner.
F. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

1.05 JOB CONDITIONS
A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of overhead and underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Forty eight (48) hours prior to digging, call the appropriate Utility Authority to have all utilities identified and marked in order to avoid conflicts.
C. Protection of Existing Structures: All existing buildings, walks, walls, paving, piping, and other items of construction and planting already completed or established shall be protected from damage. All damage resulting from negligence shall be repaired or replaced, including but not limited to marks on pavers and cracks within existing walkways caused by the Contractor. The Owner may, at his discretion have any damage repaired by others and subsequently costs back-charged to the Contractor.
D. Protection of Existing Plant Material: The Contractor shall be responsible for all unauthorized cutting or damage to existing trees or shrubs caused by careless operation of equipment, stockpiling of materials, etc. This shall include compaction by driving or parking inside the drip-line of any tree, or spilling of oil, gasoline, or other deleterious materials within the drip-line of any tree. No materials shall be burned.
E. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

PART II - PRODUCTS
2.01 TOPSOIL
A. The Contractor is required to obtain a soil sample and perform a soil analysis test to determine the existing soil composition and conclude whether it complies with the composition criteria below.
B. Where topsoil does not meet the specified limits within the project site, it shall be furnished. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
C. Topsoil shall be friable, fertile soil with representative characteristics of local soils. It shall be free of heavy clay, marl, stone, extraneous lime, plant roots, refuse and/or solid waste, sticks, brush, construction demolition debris, and other deleterious materials. There shall be no noxious weeds or weed seeds (i.e., nut grass, Bermuda grass and the like). In no case shall there be more than five percent (5%) by dry weight of clay lumps or stones larger than 1". It shall test in the pH range of 6.0 to 7.2 and shall contain no substance that will impede plant growth. The Contractor shall have topsoil laboratory-tested at his expense and approved by Landscape Architect or Owner prior to material delivery.

Topsoil shall conform to the following specifications:

COMPONENTS	DRY WEIGHT MEASURE	PARTICLE SIZE
Organic Matter	2% - 7%	
Silt/Clay	2% - 10%	< 0.074 mm
Sand	85% - 98%	0.075 - 3.00 mm
Gravel	0% - 5%	4.75 mm - 1 inch

The analysis shall also show the following ranges:

Soluble salt	.2 - 1.0mmmhos/cm
Nitrogen	25-150 PPM
Phosphorus	26 - 39 PPM
Potassium	50 - 250 PPM
Calcium	500 - 2500 PPM
Magnesium	50 - 500 PPM
Iron	2.5 - 25 PPM
Manganese	2.5 - 25 PPM
Zinc	2.5 - 25 PPM
Copper	1.3 - 5 PPM
Boron	0.5 - 1.5 PPM
Sulphur	15 - 200 PPM
Chlorine	less than 100 PPM
Sodium	less than 10
Nematodes	none

2.02 SOIL AMENDMENTS AND FERTILIZERS
A. Peat Moss: Peat moss shall be a commercial, baled sphagnum material, free of woody material, minerals, or foreign matter, with a pH range of 3.0 - 5.5.
B. Sand: Sand shall be clean, sharp, and free of all deleterious material.
C. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Fertilizer: Fertilizer shall be a commercial grade, granular, slow release "pre-plant" type fertilizer.
1. Fertilizer shall be delivered to the site in the original unopened container, bearing the manufacturer's guaranteed analysis. Any opened, caked, or damaged fertilizer will be rejected.
2. Tree, palm, shrub and grass fertilizer shall be "UF (University of Florida) Formulated" product 8-2-12 or 8-2-13 with minor elements as an all-purpose fertilizer, or equal, and applied according to the manufacturer's direction.
3. Application of fertilizer shall be consistent with the current recommendations of the Green Industries - Best Management Practices.
4. Fertilizer shall be applied by an individual who has successfully completed the GI-BMP program and holds a current Urban Fertilizer License or as required by the State and Local Ordinances.

2.03 WATER
A. All water necessary for planting and maintenance shall be of satisfactory quality to sustain adequate growth of plants and shall not contain harmful, natural or man-made elements detrimental to plants.

2.04 OTHER LANDSCAPE PRODUCTS
A. Mulch: Mulch shall be shredded Melaleuca, Eucalyptus, Grade "A" Pine Bark Nuggets, or approved equal, free of foreign materials and weed seeds. Minimum depth after settling shall be 3".
B. Guying and Bracing: Tree guying and bracing shall be the responsibility of the Contractor in accordance with the planting details to insure stability and maintain plants in an upright position.
C. Anti-desiccant: Anti-desiccant shall be "Wiltpruf" or equal, if specified on plans.
D. Tree Wound Paint: Tree wound paint shall be an asphaltic base paint containing an antibacterial agent, specially prepared for tree surgery work.
E. Super Absorbent Polymer: "Terra Sorb" or approved equal as packaged in 3 oz. Handy Pac composed of synthetic acriamide copolymer, potassium, acrylate. Particle size of 1.0 mm to 3.0 mm and absorption rate of 300 times its weight in water, if specified on plans.

Apply dry, using the following amounts:
1. For trees and palms up to 36" diameter root ball, use one 3 oz. Handy Pac.
2. For trees and palms over 36" diameter root ball use two 3 oz.
3. Handy Pacs. Broadcast throughout planting hole and backfill as per manufacturers specifications.

For container grown plants:

Container Size	Application Rate
1 Gallon	1 Handy Pac / 9 Containers
3 Gallons	1 Handy Pac / 4 Containers
7-10 Gallons	1 Handy Pac / 2 Containers
20 Gallons	1 Handy Pac / 1 Container

2.05 PLANT MATERIAL
A. Plant list is part of this specification section. The Contractor shall be responsible for furnishing and installing all plant materials shown on the drawings and plant list. In case of conflict between the two documents, the drawings shall rule.
B. Quality: Trees, palms, shrubs, and other plants shall be Florida #1 or better as defined in the latest edition of Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services. Multi-trunked trees will not be accepted unless they are specifically specified in the planting plans. All plants shall have a normal habit of growth and shall be sound, healthy, and vigorous. Trees shall have normal well-developed branching structures and vigorous root systems that are not root or container bound.

1. Balled and burlapped plants (BB or b&b) shall be dug with firm, natural balls of earth, of sufficient depth and diameter to include the fibrous and feeding roots. Plants with cracked, dry, or broken balls will not be accepted, nor will plants with root balls of insufficient size.
2. All plants, other than those collected on site, shall be nursery grown in accordance with good horticultural practices and under climatic conditions similar to the site for at least two years. Transplanting or root pruning shall have taken place during growth.

C. Size: Plant sizes shown in the plant list are minimums. When a plant size is given by height and spread or by container size, all specifications are minimums to be met or exceeded. All trees and shrubs shall be measured when their branches are in a normal position. Spread dimensions specified refer to the main body of the plant and not from extreme branch tip to tip. Height is measured from the soil line to the average height of the canopy. Measurement does not include any terminal growth; the container or root ball is also not included.

Unless otherwise specified, the determining measurement for trees shall be caliper, which shall be measured 6" above the ground for trees up to 4" in caliper, and 12" above the ground for trees over 4" caliper.

2.06 GRASS MATERIALS
A. Types: Sod type shall be as specified on the provided landscape plan and associated plant schedule.
B. Dimensions: The sod shall be taken up in commercial size rectangles, preferably 12-inch x 24-inch.
C. Measurement: Sod shall be measured on the basis of square footage. Contractor shall be responsible for complete coverage based on the square footage shown on plans; therefore, Contractor shall factor in cutting and shrinkage of materials.
D. The sod shall be sufficiently thick to provide a dense stand of live grass. The sod shall be live, fresh and uninjured, at the time of planting. It shall be a soil mat of sufficient thickness, at least 2" thick, adhering firmly to the roots to withstand all necessary handling. It shall be free of weeds and other grasses. It shall be planted as soon as possible after being dug, and shall be shaded and kept moist from the time it is dug until it is planted. After approval, the area from which the sod is to be harvested shall be closely mowed and raked as necessary to remove excessive top growth and debris.

2.07 REJECTION, SUBSTITUTION, AND RELOCATION
A. All plants not conforming to the requirements herein specified shall be considered defective and such plants shall be marked as rejected and removed from the site whether in the ground or not, at the Contractor's expense. Such removal shall take place immediately and new plants shall be brought in as replacements. The plant materials must meet all applicable inspections required by law.
B. The Owner or Landscape Architect also reserves the right to require that plants be relocated after installation if their initial installation does not conform to the plans or the intent of the plans, or if the original location poses an unforeseen threat to other facilities, human life, health, or safety, or to site utilities. Such relocation shall be at the Contractor's expense.

PART III - EXECUTION
3.01 GENERAL
A. Proceed with and complete landscape work as rapidly as portions of the site become available.
B. No planting shall be done until all operations in conjunction with the installation of the sprinkler system have been completed, final grades have been established, planting areas have been properly graded and prepared.
C. Adverse Conditions: When conditions potentially detrimental to plant growth are encountered during work, such as rubble or refuse fill, adverse drainage conditions, or obstructions, notify Owner or Landscape Architect before planting.
D. Work Scheduling: Work is to be scheduled to establish a logical sequence of steps for completion of each type and phase of landscape work, in such a way as to correspond with, and avoid damage and conflict with, other disciplines on site.
E. Coordination with Sod/Lawn: Plant trees, palms, and shrubs only after final grades are established, and prior to sodding or lawn establishment. If such planting must be done after lawn work, protect lawn/sod areas during planting and promptly repair any resulting damage.
F. Timing:
1. Planting work shall not be started until the final subgrade has been established, berms have been constructed and fine finished grading completed.
2. Under no conditions shall work be done if weather or soil conditions are not satisfactory.
G. Clean-up:
1. At all times during the construction and installation, the site shall be maintained in a clean, orderly and safe condition. Streets and pavements shall be kept clean. Materials and equipment for planting work shall be limited to the quantity required for the particular phase of work currently underway on the job site.
2. Protect landscape work and materials from damage due to landscape installation and maintenance operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, Maintenance and Establishment periods. Treat, repair or replace damaged landscape work as directed.

3.02 SOIL PREPARATION
A. Grading and soil preparation work shall be performed only during periods when best results can be obtained. If the moisture content of the soil is high enough that work would damage soil structure, grading and tilling operations shall be suspended.

B. Before mixing in soil amendments, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth. Apply Herbicide for weed control as needed.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

1. Mix lime with dry soil prior to mixing of fertilizer.
2. Prevent lime from contacting roots of acid-loving plants.

E. Unless drawings indicate otherwise, berms shall not exceed a 3:1 slope. Berms near buildings or in potentially troublesome drainage situations shall be checked for correct drainage by the project Engineer or Owner prior to planting.
F. Tree and shrub planting beds which fall within or near parking lot areas shall be completely excavated and back-filled with topsoil. All shell-rock or other base materials, and all subsoil and debris, shall be completely removed from beneath such planting areas, to a minimum depth of 24".
G. All tree and/or shrub planting areas within 36" of building foundations, and any other planting areas where significant buried construction debris is encountered, shall be excavated to a minimum depth of 24" and backfilled with topsoil as specified elsewhere in these specifications.

3.03 TILLING
A. Before mixing, clean soil of roots, plants, clay lumps, stones in excess of 1" in diameter, and other extraneous or potentially harmful materials.
B. After all soil conditioning (and topsoil if called for on plans) has been spread at specified rates, the areas to be planted should be thoroughly rotary-tilled to a depth of six (6) inches. Plowing or dicing is not an acceptable substitute for rotary-tilling.

1. If the sprinkler system is installed after grading and tilling is completed, the backfill shall be retilled in the affected areas.
2. When the subsoil, grading, topsoil addition, soil conditioning, and tilling have been accomplished, all areas so treated shall be compacted and settled by application of heavy irrigation to a minimum depth of twelve (12) inches. Erosion scars shall be repaired.

3.04 FINE FINISH GRADING
A. When preliminary grading has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the Engineering Plans. The top four (4) inches shall be completely free of stones larger than one (1) inch. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Positive drainage away from buildings shall always be maintained. Surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off of water. All depressions where water will stand, all voids, erosion, settled trenches and excavations, and all ridges and rises shall be amended and/or removed leaving a smooth, even finish grade. If additional amended topsoil is required to accomplish the intent of this specification, it shall be according to the foregoing specifications for topsoil.

1. All area shall be graded so that the final grades are 2" below adjacent paved areas, sidewalks, valve boxes, mowing strips, clean-outs, drains, etc., with appropriate adjustments for varying sod thicknesses. The intent is for water always to drain away from paving into lawn/sod areas.
2. Eliminating all erosion scars prior to beginning planting.
3. The Owner and/or his representative shall approve all final finish grades prior to planting.

B. Prior to fine grading or the installation of plant material the Contractor shall obtain certification that the project area is at the grade levels proposed by the Civil Engineer or Landscape Architect from a licensed Surveyor. The Contractor shall fine grade the lawn and planting areas to bring the rough grade up to final finished grade allowing for thickness of sod and/or mulch depth.

3.05 PLANTING TREES AND PALMS
A. Layout individual tree locations and areas for multiple plantings. Stake all locations and outline areas, then secure Landscape Architect's acceptance before the start of planting work.
B. Prior to preparation of tree pits, ascertain the location of all electrical cables, all conduits, all utility lines, oil tanks and supply lines, so that proper precautions may be taken not to disturb or damage any existing conditions. Properly maintain and protect existing utilities. Should such underground or overhead obstructions be encountered that interfere with planting, the Contractor will inform the Landscape Architect or Owner's representative and shall be consulted as to the adjustment of the location of plants to clear such obstruction or the relocation of the obstruction.
C. Tree pit locations shall be staked by the Contractor and approved by the Owner or Landscape Architect before digging. Pits shall be excavated to the depth and width indicated and all subsoil removed.
D. Protect all areas from excessive compaction by foot traffic or machinery when bringing trees to the planting area.
E. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is at least twice the width of the original plant container or ball. In all cases the holes shall be large enough to permit handling and planting without damage to the roots or root ball.
F. Excess soil shall be removed or utilized as directed by Owner or the Owner's representative. If the excess soil will not be used, it is the responsibility of the Contractor to remove and dispose of the discarded soil off site in an acceptable manner.
G. Tree pits shall be backfilled with a topsoil mixture as specified elsewhere in these specifications Palm tree pits will be backfilled with a mixture of up to 95% sand and 5% organic material.
H. Add fertilizer to tree pits as specified elsewhere in these specifications.
I. Set balled and burlapped stock on a layer of 50% native soil and 50% topsoil compacted to a 6" depth. Loosen burlap from top of sides of the ball but no burlap shall be pulled from underneath. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
J. Set container-grown stock as above, taking care not to damage roots when removing the container
K. During planting, do not cover the top of the root ball with the soil mixture. All rope, wires, burlap mesh etc., shall be removed from the root ball. No synthetic burlap is allowed on any plant material. Synthetic burlap is unacceptable for rootballs. Trees shall be planted so that the top of the root ball is 2" above final grade. Allow for settling. Any trees resting deeper or higher must be either reset or replaced at the discretion of the Owner or Landscape Architect; such work shall be at the Contractor's expense.
L. Create a watering basin around each tree at least as wide as the root ball in diameter formed by a circular ridge of soil at least 6" high.
M. Each planting basin shall be mulched to a minimum depth of 3" (after settling). Mulch shall not be applied until the tree has been thoroughly watered and two days have elapsed. Mulch should be placed so that it is not in direct contact with trunks.
N. All trees are to be staked or guyed per these specifications. All stakes shall be painted a conspicuous color or shall be flagged for visibility and public safety; guy wires shall be flagged.
O. Palms shall be planted per above specifications.

3.06 PLANTING SHRUBS, VINES, AND GROUND COVERS
A. The locations of all plants, bed outlines and all other areas to be planted shall be clearly marked with agricultural gypsum or landscape marking paint then approved by the Owner or Landscape Architect before any holes are dug.
B. No planting shall be done until the area concerned has been satisfactorily prepared in accordance with these specifications.
C. No more plants shall be distributed in the planting area on any work day than can be planted and watered in that day.
D. Unless otherwise indicated, all plants shall be planted in pits, centered as called for on the plant list, and set in 24" depth of topsoil as specified elsewhere in these specifications to such depth that the soil line of the plants will match the surrounding grade after settling. Plants shall be planted in a vertical position and oriented to give the best possible appearance or relationship to adjacent structures or features. Remove all inorganic containers or binding. All damaged roots shall be cut away cleanly. Planting soil shall be placed and compacted carefully to fill all voids and avoid root injury. When the hole is 2/3 filled, water thoroughly. The hole shall then be filled to finish grade and a shallow saucer shall be formed around each bed. After settling, soil shall be added as needed to bring the hole to grade level.
E. Azaleas and other ericaceous and acid-loving plants shall be backfilled with a mixture of 20% topsoil and 80% acid peat. They shall be set so that the bases of the plants are slightly higher than they grew in the container or nursery after settling. At no time shall lime in any form be brought into contact with the plants or their roots. Mulch with pine straw unless noted otherwise.
F. Add fertilizer to plants as outlined in section 2.02.
G. Vines shall be planted in pits containing at least 2 cubic feet of prepared topsoil. They shall be planted in the same manner as shrubs, and shall be mulched. Vine stems shall be fastened to walls, trellises, etc. as specified in the drawings.
H. Groundcover plants shall be laid out in their proposed planting locations without being removed from their containers after the soil is properly prepared per these specifications. Planting methodology is the same as for other shrubs.
I. Any plants which, after settling, rest significantly higher or even slightly lower than they grew in the nursery or container are subject to resetting or replacement at the discretion of the OWNER or Landscape Architect. Such work shall be at the Contractor's expense.
J. If called for in the plans, landscape edging shall be installed as specified.
K. All planting beds and individual plantings shall be mulched with a minimum of 3" (after settling) of mulch as specified in this document. Mulch shall be free of weed seeds and other foreign matter.

3.07 ANNUAL AND SEASONAL COLOR BEDS
A. Beds shall be mounded to a height 6" on top of the existing grade and composed of 50% topsoil and 50% compost.
B. Soil shall be covered with ½" - 1" deep layer of Pine Fines Mulch or comparable product.

3.08 PRUNING
A. All pruning shall be done in the presence of, and with the approval of, the Owner or Landscape Architect. Only clean, sharp tools designed for the purpose shall be used. The goal of pruning is always to preserve and enhance the natural character of the plant. Pruning shall be done per modern horticultural practice (see National Arborist Standards, latest edition).
B. Pruning shall be limited to the minimum necessary to remove injured twigs, branches, and fronds, to compensate for root loss suffered during digging and transplanting, and to thin and shape shrubs and trees. In no case shall more than 1/3 of the branching structure be removed. Damaged, scarred, frayed, split, or skinned twigs, branches, or limbs shall be pruned back to the next sound outside lateral bud, branch or limb. The terminal bud or leader shall never be removed.
C. Prune trees and shrubs to retain required height and spread. Remove the minimal amount of wood necessary on flowering trees and shrubs. Remove only dead or dying fronds from palms. Cuts over 3/4" in diameter shall be treated with tree wound paint; all exposed living tissue shall be covered.
D. Existing Trees: If indicated on drawings, Contractor shall prune and thin existing trees on site. The use of climbing spurs is prohibited. All diseased, dead branches and those interfering with healthy plant growth shall be removed. Also, remove root suckers, low branches, and any others as directed by the Owner or Landscape Architect. Cuts shall be flush with the trunk or limb and shall be painted with tree paint. Remove any nails, wires, etc. fastened to the tree.

3.09 PLANTERS - DECORATIVE OR STRUCTURAL
A. If specified, landscaping in planters shall be installed using the following method:

1. Install 4" deep layer of fine crushed stone in bottom of planter.
2. Install filter fabric over stone layer. Turn up edges of fabric all around.
3. Install planting soil mix over filter fabric to within 3½" of top for planter. Do not compact planting soil.
4. Install plant material as specified elsewhere in these specifications.
5. Install 3" of mulch over planting soil.

3.10 SODDING NEW LAWNS
A. The Contractor shall sod all areas indicated and noted on the drawings. No sodding shall occur until areas to be sodded are cleared of any rough grass, weeds and debris, the ground brought to an even grade and specified amendments have been added. See details for specific amendments as per sod type.
B. Whenever a suitable area has been graded and is ready for sodding the Contractor shall, when directed by the Landscape Architect, proceed at once with the sodding of the available areas. Sodding shall be incorporated into the project at the earliest practical time in the life of the contract. No sod which has been cut for more than seventy two (72) hours shall be used unless specifically authorized by the Landscape Architect or Owner after his careful inspection thereof. Any sod which is not planted within twenty four (24) hours after cutting shall be stacked in an approved manner and maintained properly moistened.
C. The sod shall be placed on the prepared surface, with edges in close contact, and shall be firmly and smoothly embedded by light tamping with appropriate tools. Sod shall be rolled with 1,000 lbs. roller unless waived by the Landscape Architect or Owner.
D. Where sodding is used in drainage ditches, sod panels shall be set in a staggered pattern, such as to avoid a continuous seam along the line of flow. Offsets of individual strips shall not exceed six (6) inches. At the inside of the curbs, sod shall abut squarely and evenly.
E. On areas where the sod may slide, due to height and slope, the Landscape Architect or Owner may direct that the sod be pegged, with pegs driven through the sod blocks into firm earth, at suitable intervals.
F. Any pieces of sod which, after placing, show an appearance of extreme dryness shall be removed from the work.
G. Where placement of new sod abuts existing sodded areas, new sod must be placed in such a manner as to produce an even transition to existing sodded areas.
H. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

PART IV MAINTENANCE, ESTABLISHMENT AND WARRANTY PERIODS
4.01 MAINTENANCE AND ESTABLISHMENT PERIOD
A. The Maintenance Period shall begin immediately after each plant is planted, and the Contractor shall continuously maintain all areas involved in this contract during the progress of the work.
B. The Establishment Period shall begin on the first day after all planting and installation of all landscape elements is completed and initially accepted. The Contractor shall continuously maintain all areas from initial acceptance until final acceptance by the Owner. The Establishment Period shall continue for not less than ninety (90) continuous calendar days. Hurricane cut Sabal Palms shall have an Establishment Period of not less than one hundred and eighty (180) continuous calendar days. The Establishment Period will end at the time the project is given final acceptance. An inspection shall be made by the Owner or Landscape Architect to accept the completed work and issue a determination of substantial completion. Inspections may be performed on all or partially completed phased work under the Contract, as directed by the Owner.
C. Maintenance of new plantings shall consist of, but not necessarily be limited to, pruning, watering, cultivating, weeding, mulching, tightening or replacing guys and stakes, resetting plants to proper grades or upright positions, furnishing and applying sprays as necessary to combat insects and disease, litter control, rolling, fertilizing and replanting.
D. Planting areas and plants shall be protected at all times against damage of any kind for the duration of the maintenance and establishment periods. If any plants are injured or damaged, they shall be treated or replaced as directed by the Owner or Landscape Architect at no additional cost. The Contractor is responsible for acts of vandalism or theft during the maintenance and establishment period unless this responsibility is assumed in writing by another party.
E. Restrict foot and vehicular traffic from all lawn and planting areas after seeding and planting operations. Remove non-organic binding material (if any) from tree ball. Immediately cut any damaged roots with clean shears. Using a plumb to assure that the tree is properly upright, begin filling the hole and tamping the fill material. When the hole is 2/3 filled, water thoroughly and probe with a stick to be sure that no air pockets remain. Re-plumb, complete filling the hole, re-tamp, and water again.
F. The Contractor shall be responsible for maintaining adequate protection of the site. Areas damaged by the Landscape Contractor's men or equipment, or the men or equipment of his Subcontractor's, shall be repaired at the Landscape Contractor's expense.
G. The Contractor is responsible for keeping all plant materials adequately watered after installation even if the irrigation system is not operational. Plants shall receive a thorough watering immediately after planting. Afterwards, plants shall be watered during the maintenance and establishment periods per the requirements set forth in "Water Requirements for Newly Planted Grass, Ground Covers, Shrubs and Trees in Florida", distributed by South Florida Water Management District. In those areas where a permanent irrigation system will not be provided, the Contractor is responsible for implementing the Watering Program identified in the Landscape Plans.
H. The Landscape Contractor is responsible for keeping all plant materials adequately fertilized throughout the Maintenance and Establishment Periods. Fertilizer shall be applied at a rate to keep plant materials healthy. All fertilizer shall be done under the direction of a licensed fertilizer operator.
I. The Landscape Contractor shall control disease and pest infestations in the planting area. Upon approval, the Contractor shall implement the control measures, exercising extreme caution in using hazardous materials and taking all necessary steps to protect others on and near the job site. All disease and pest control shall be done under the direction of a licensed disease and pest control operator.
J. Herbicide Weed Control: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds until final acceptance of work.

1. "Round-up" shall be applied to all planting areas as needed and determined on-site by the Owner for weed control. Apply per manufacturers specifications.
2. "Ronstar" pre-emergent or OWNER - approved equal, shall be applied 2 weeks before planting. Apply per manufacturers specifications.
3. Apply "Fusilade" in all areas where torpedo grass has emerged. Apply per manufacturers specifications.
4. Apply "Basagram" or "Marage" in all areas where nutgrass has emerged. Apply per manufacturers specifications.

K. Mowing of turf will commence ten (10) days after installation. The height of cut will be 3". After the first cut, the Contractor shall adjust the frequency of mowing so that at each operation no more than 1/3 of the grass blade is removed per cutting.
L. If the lawn surface becomes uneven or develops any low spots or gaps in the sod at any time during the maintenance or establishment periods, contractor to provide clean sand to fill all low spots and gaps to level the lawn surface. Roll the lawn immediately afterwards with a 1,000 lb. roller after thoroughly irrigating lawn. If required, level the lawn again, using the same procedure until a uniform level lawn surface is provided. Between the 15th and 20th day of the Establishment Period, the Contractor shall re-sod all spots or areas within the lawn where normal turf growth is not evident. Turf must be well established and free of bare spots and weeds to the satisfaction of the OWNER or Landscape Architect prior to final acceptance. All planted areas other than lawn shall be weeded at intervals of not more than ten (10) days.
M. Application of fertilizer to be done between the fortieth (40) and fiftieth (50) day of the establishment period. Landscape Architect or Owner are to be notified a minimum of forty eight (48) hours in advance.
N. Improper maintenance or poor condition of any planting at the time of the termination of the scheduled Establishment Period may cause postponement of the final acceptance of the contract. Any material found to be dead, missing, or in poor condition during the establishment period shall be replaced immediately. Maintenance shall be continued by the Contractor until the work is acceptable.
O. Inspection and Final Acceptance:

1. In all cases the Landscape Architect will perform an initial and final inspection at the beginning and end of the Establishment Period, respectively. It is the responsibility of the Contractor to notify the Owner or Landscape Architect of the beginning and end of this period and to submit a written request for an inspection ten (10) days in advance.
2. Following inspection(s), Landscape Architect will prepare a listing of outstanding items to be addressed prior to final acceptance. Final acceptance will be given once the outstanding items are completed, and the work performed to the satisfaction of the Landscape Architect and OWNER.
3. Any material that is 25% or more dying shall be considered dead and must be replaced at no charge. A tree shall be considered dead when the main leader has died or when 25% of the crown is dead. A tree that has suffered significant leaf drop but shows signs of life may be left for later re-inspection. Such trees shall be subject to removal and replacement at any time up to and including the first re-inspection, as requested by the Owner or Landscape Architect. The Warranty Period for such trees shall not begin until after the second re-inspection.

4.02 WARRANTY PERIOD
A. Unless a different agreement is reached in writing between the Owner and the Contractor, all trees and other plant material, including ground covers, installed under this agreement shall be guaranteed to live and grow, and shall be warranted against defects, death and unsatisfactory growth for a period of one (1) year from the day of final acceptance of contract work.
B. Non-living landscape elements shall also carry a one (1) year guarantee on materials, labor, and workmanship.
C. Material found to be dead or in poor condition within the Warranty Period shall be replaced by the Contractor within fifteen (15) days of written notification by the Owner's representative. The Owner or Landscape Architect shall be the sole judges as to the condition of the material.
D. Materials and labor involved in the replacing of materials shall be supplied by the Contractor at no additional cost to the Owner.
E. Soil Testing: Should plant materials show yellowing or other signs of soil and/or nutritional problems, the Owner or Landscape Architect may request soil testing and analysis. Such testing will be at the expense of the Contractor.
1. Soil problems (as revealed by testing) shall be corrected by application of corrective chemicals and nutrients, removal and replacement of soil, or other measures as agreed upon by all parties. All such measures shall be at the Contractor's expense unless clear evidence establishes that the soil problem is not pre-existing and is caused by factors beyond the Contractor's control.
F. Replacement and Conditions:
1. Materials will be replaced as many times as necessary to satisfy the OWNER'S representative and the specifications. All replacement costs will be the responsibility of the Contractor.
2. Replacements will be of the same size, species, and specifications as the original. No additional soil additives will be required unless significant amounts of soil mix are lost before or during replacement.
3. Plant losses due to abnormal weather conditions such as floods, excessive wind damage (on properly staked or guyed trees), severe freezing, or hail will not be the responsibility of the Contractor.
4. Deciduous materials will be guaranteed to break dormancy at the proper season. Materials planted during their normal dormant period will be guaranteed to resume normal growth at the proper time for that species.

LANDSCAPE NOTES
GENERAL:
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Part 1&2, Florida Dept. of Agriculture and Consumer Services, latest edition. No deviations will be permitted.
2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
4. All work shall proceed in a professional manner in accordance with standard nursery and installation practice.
5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
9. Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
10. Existing plant material to be removed, except as noted.

TREES & PALMS
1. All trees, new and relocated, to be staked and guyed as detailed.
2. No double or multi-trunk trees unless otherwise specified.
3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surface, unless otherwise notated on plans.
4. Root suckers on Live Oaks are not acceptable.
5. All trees falling within grassed areas to have a mulch ring 3' in diameter, mulched 3" deep with no more than 1" deep directly adjacent to the trunk of the tree.

PLANTING BEDS
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
2. All planting beds to receive mulch per plans.
3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backf

PERMIT PLANS

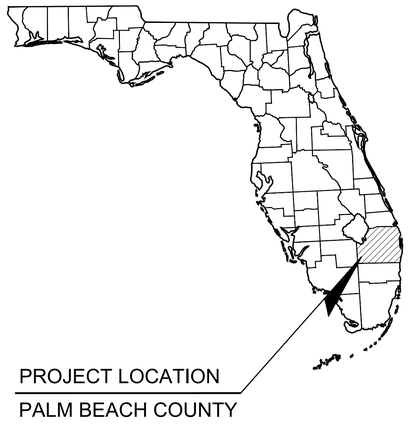
FOR

FPL JUNO BEACH PARKING EXPANSION

PREPARED FOR

FLORIDA POWER AND LIGHT

APRIL 2026





VICINITY MAP
1" = 250'
SECTION: 33 TOWNSHIP: 41 S RANGE: 43 E
PARCEL ID: 28434133130010000

NORTH

Sheet List Table	
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C1.00	DEMOLITION AND EROSION CONTROL PLAN
C1.10	DEMOLITION AND EROSION CONTROL DETAILS
C2.00	SIGNAGE AND STRIPING PLAN
C3.00	PAVING GRADING AND DRAINAGE PLAN
C3.01	PAVING GRADING AND DRAINAGE DETAILS

PROJECT TEAM

OWNER
FLORIDA POWER AND LIGHT
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
PHONE: (561) 694–4274
CONTACT: JON M. ROSENTHAL, P.E.

PLANNER
UDS
610 CLEMATIS STREET, SUITE CU–02
WEST PALM BEACH, FL 33401
PHONE: (561)366–1100
CONTACT: ROB DINSMORE, PLA, ASLA

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
11601 KEW GARDENS AVE, SUITE 200
PALM BEACH GARDENS, FL 33410
PHONE: (561) 404–7247

SURVEYOR
AVIROM & ASSOCIATES, INC.
2506 SE WILLOUGHBY BLVD.
STUART, FL 34994
PHONE: (772) 781–6266

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY–HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561–845–0665 FAX: 561–863–8175
WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 05/20/2026
Registry No. 35106

KHA PROJECT 245894000
DATE APR. 2026
SCALE AS SHOWN
DESIGNED BY RDM
DRAWN BY RDM
CHECKED BY VMM

COVER SHEET

FPL JUNO BEACH PARKING EXPANSION
PREPARED FOR
FLORIDA POWER AND LIGHT
JUNO BEACH FL

SHEET NUMBER
C0.00

Plotted By:Mahoney, Vanesa Sheet Set:FPL JUNO BEACH PARKING EXPANSION Layout:C0.00 COVER SHEET April 03, 2026 12:00:56pm K:\wpb_developer\245894000 – fpl juno beach parking expansion\CADD\plansheets\C0.00 COVER SHEET.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT 'NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION.' THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO SEACOAST UTILITY AUTHORITY STANDARD DETAILS.
22. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN. NO DRAINAGE STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN REQUIRED PLANTER AREAS/ISLANDS INCLUDING FIRE HYDRANTS, BACKFLOW PREVENTION DEVICES AND/OR FIRE DEPARTMENT CONNECTIONS.
23. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED TOWN OF JUNO BEACH PERMIT.
24. PLANS SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL CURRENT FEDERAL, STATE AND LOCAL ACCESSIBILITY REQUIREMENTS.
25. THE SURVEY INCLUDED IN THIS SET IS FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL INFORMATION SHOWN ON THE SURVEY.
26. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER, THE DESIGN ENGINEER, AND APPLICABLE REGULATORY AGENCY PRIOR TO CONSTRUCTION. THE MEANS AND METHODS FOR DEWATERING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS FOR DEWATERING ARE TO BE INCLUDED IN THE CONTRACTOR'S BID.
27. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
28. THE CONTRACTOR SHALL PROVIDE SOFT DIGS OF ALL UTILITY CONFLICT AREAS AND FOR ALL UTILITIES IN CLOSE PROXIMITY TO NEW DRAINAGE STRUCTURES. THE SOFT DIG INFORMATION SHALL BE PROVIDED AS PART OF SHOP DRAWING REVIEW AND PRIOR TO ANY PRECONSTRUCTION MEETING. THE COST FOR SOFT DIGS AND UTILITY LOCATIONS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
29. SEE TREE DISPOSITION PLANS FOR TREE REMOVAL INFORMATION, INCLUDING AVOIDANCE AND PRESERVATION OF PAW PAW PLANTS.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
19. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
20. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
21. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING, GRADING, AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
15. ENTIRE SITE DRAINAGE SYSTEM TO BE INSPECTED BY VIDEO PRIOR TO CONSTRUCTION AND POST CONSTRUCTION. VIDEO TO BE PROVIDED TO EOR FOR REVIEW. ANY DAMAGE TO THE SYSTEM DURING CONSTRUCTION WILL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
16. ENTIRE SITE DRAINAGE SYSTEM, INCLUDING ALL PIPES AND STRUCTURES, TO BE CLEANED PRIOR TO FINAL INSPECTION.
17. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
    - 17.1. HIGH DENSITY POLY-ETHYLENE (HDPE) PIPE FOR 24" OR LESS FOR PIPES AND HP (HIGH PERFORMANCE) STORM PIPE FOR PIPES 30" AND LARGER. ROOF LEADER PIPE MATERIAL SHALL BE PVC SDR-35.
    - 17.2. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
    - A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
    - B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
    - C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

1. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEADOW WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the date adjacent to the seal.

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Date: 05/20/2026
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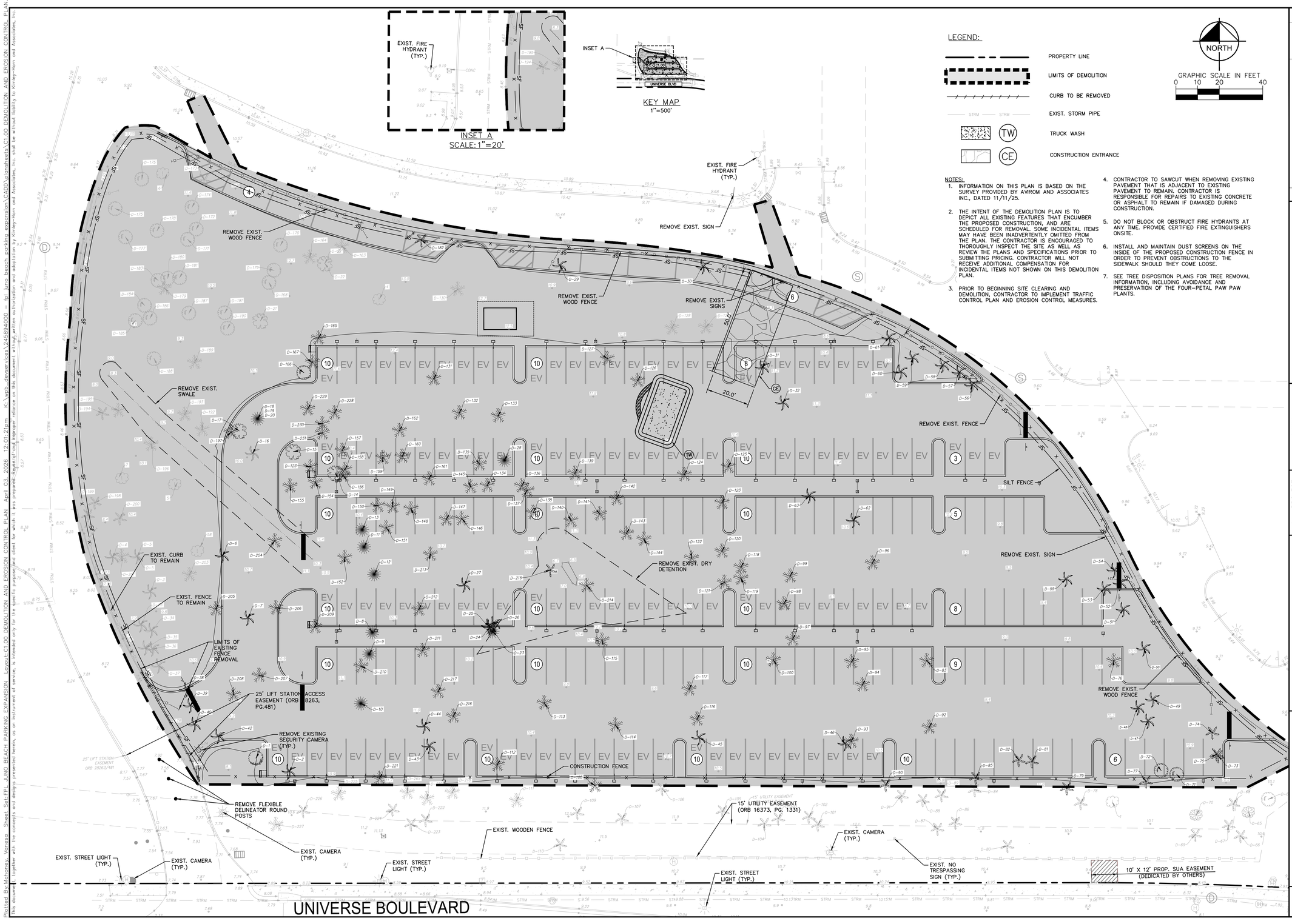
KHA PROJECT	245894000
DATE	APR. 2026
SCALE	AS SHOWN
DESIGNED BY	RDM
DRAWN BY	RDM
CHECKED BY	VMM

GENERAL NOTES

FPL JUNO BEACH PARKING EXPANSION
PREPARED FOR
FLORIDA POWER AND LIGHT
JUNO BEACH FL

SHEET NUMBER
C0.01

Plotted By:Mahoney, Vanesa Sheet Set:FPL JUNO BEACH PARKING EXPANSION Layout:C0.01 GENERAL NOTES April 03, 2026 12:01:06pm K:\web.dev\services\245894000 - fpl juno beach parking expansion\CADD\plansheets\C0.01 GENERAL NOTES.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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KHA PROJECT	245894000
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SCALE	AS SHOWN
DESIGNED BY	RDM
DRAWN BY	RDM
CHECKED BY	VMM

DEMOLITION AND EROSION CONTROL PLAN

FPL JUNO BEACH PARKING EXPANSION
PREPARED FOR
FLORIDA POWER AND LIGHT
JUNO BEACH FL

SHEET NUMBER
C1.00

Plotted By: Mahoney, Vanesa Sheet Set: FPL JUNO BEACH PARKING EXPANSION Layout: C1.00 DEMOLITION AND EROSION CONTROL PLAN April 03, 2026 12:01:21pm K:\web_deliverables\245894000 — fpl juno beach parking expansion\CADD\plansheets\C1.00 DEMOLITION AND EROSION CONTROL PLAN.dwg
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BEST MANAGEMENT PRACTICES (BMPS):

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY/SEPTIC WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SFWMD CODES AND SPECIFICATIONS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.

C. THE COMPOST ROCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

H. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

I. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

J. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

SPILL PREVENTION AND CONTROL:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

A. GOOD HOUSEKEEPING

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

C. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

D. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

E. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

F. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

G. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

H. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

I. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

J. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

SEQUENCE OF CONSTRUCTION

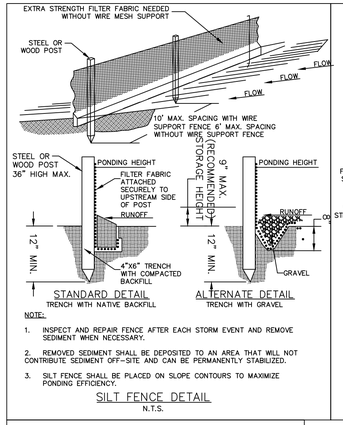
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. DEMOLISH EXISTING STRUCTURES, (IF APPLICABLE)
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE)
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
7. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY GENERIC PERMIT.

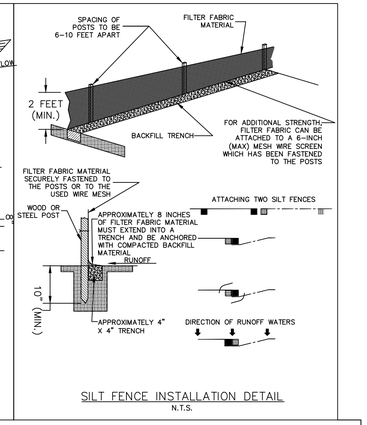
HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION.

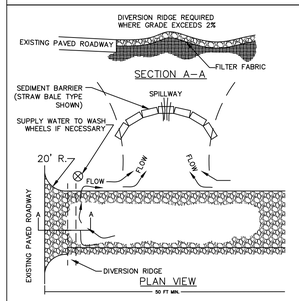
THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.



SILT FENCE DETAIL
N.T.S.



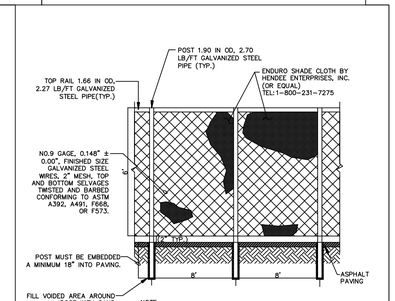
SILT FENCE INSTALLATION DETAIL
N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



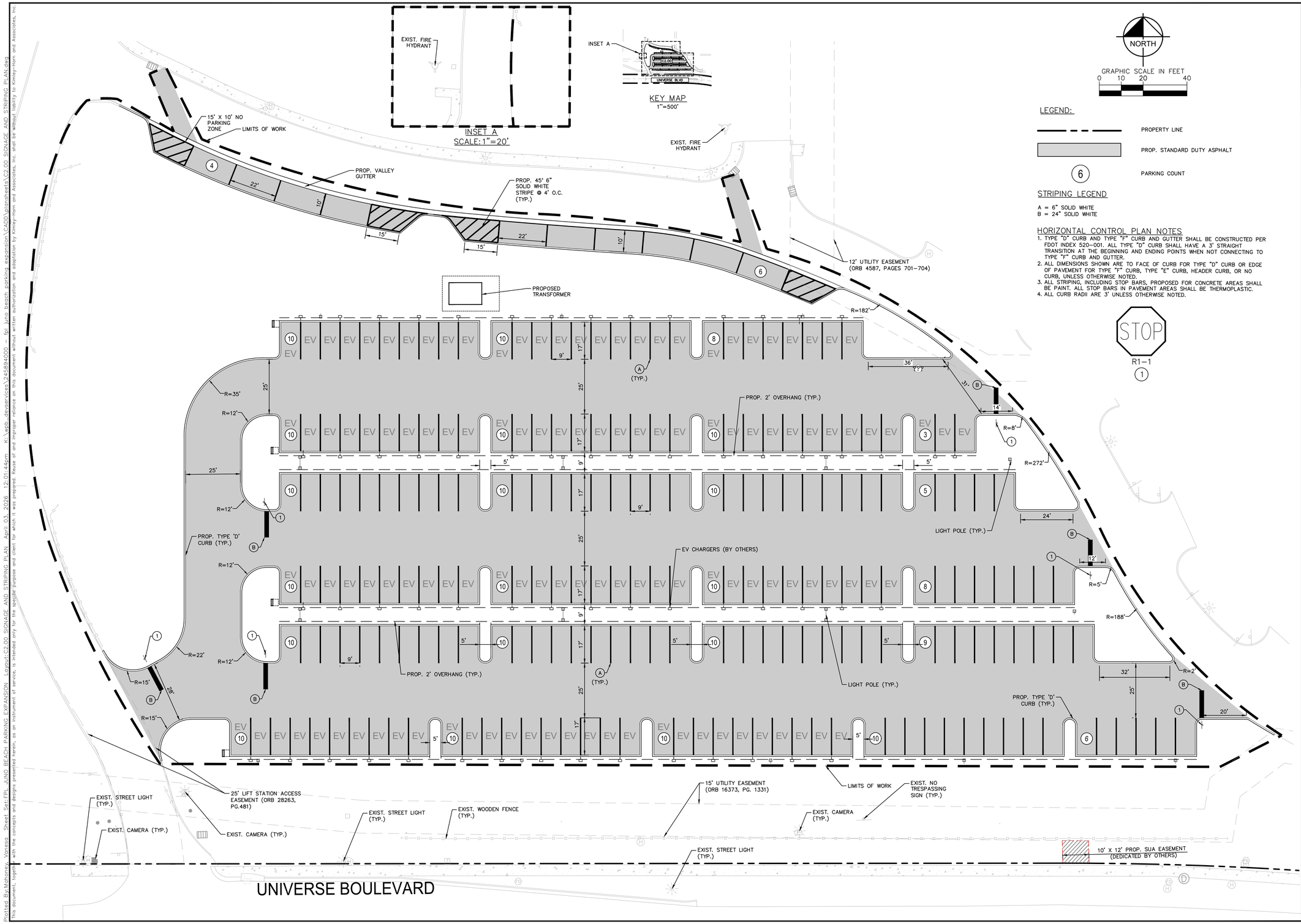
6' CHAIN LINK CONSTRUCTION FENCE WITH VISUAL DUST SCREEN
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
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1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been dig



LEGEND:

- PROPERTY LINE
- PROP. STANDARD DUTY ASPHALT
- (6) PARKING COUNT

STRIPING LEGEND

A = 6" SOLID WHITE
B = 24" SOLID WHITE

HORIZONTAL CONTROL PLAN NOTES

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB, TYPE "E" CURB, HEADER CURB, OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL STRIPING, INCLUDING STOP BARS, PROPOSED FOR CONCRETE AREAS SHALL BE PAINT. ALL STOP BARS IN PAVEMENT AREAS SHALL BE THERMOPLASTIC.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

STOP
R1-1
(1)

No.	REVISIONS	DATE	BY

Kimley»Horn
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1920 MEADOW WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 05/20/2026
Registry No. 35106

KHA PROJECT	245894000
DATE	APR. 2026
SCALE	AS SHOWN
DESIGNED BY	RDM
DRAWN BY	RDM
CHECKED BY	VMM

SIGNAGE AND STRIPING PLAN

FPL JUNO BEACH PARKING EXPANSION

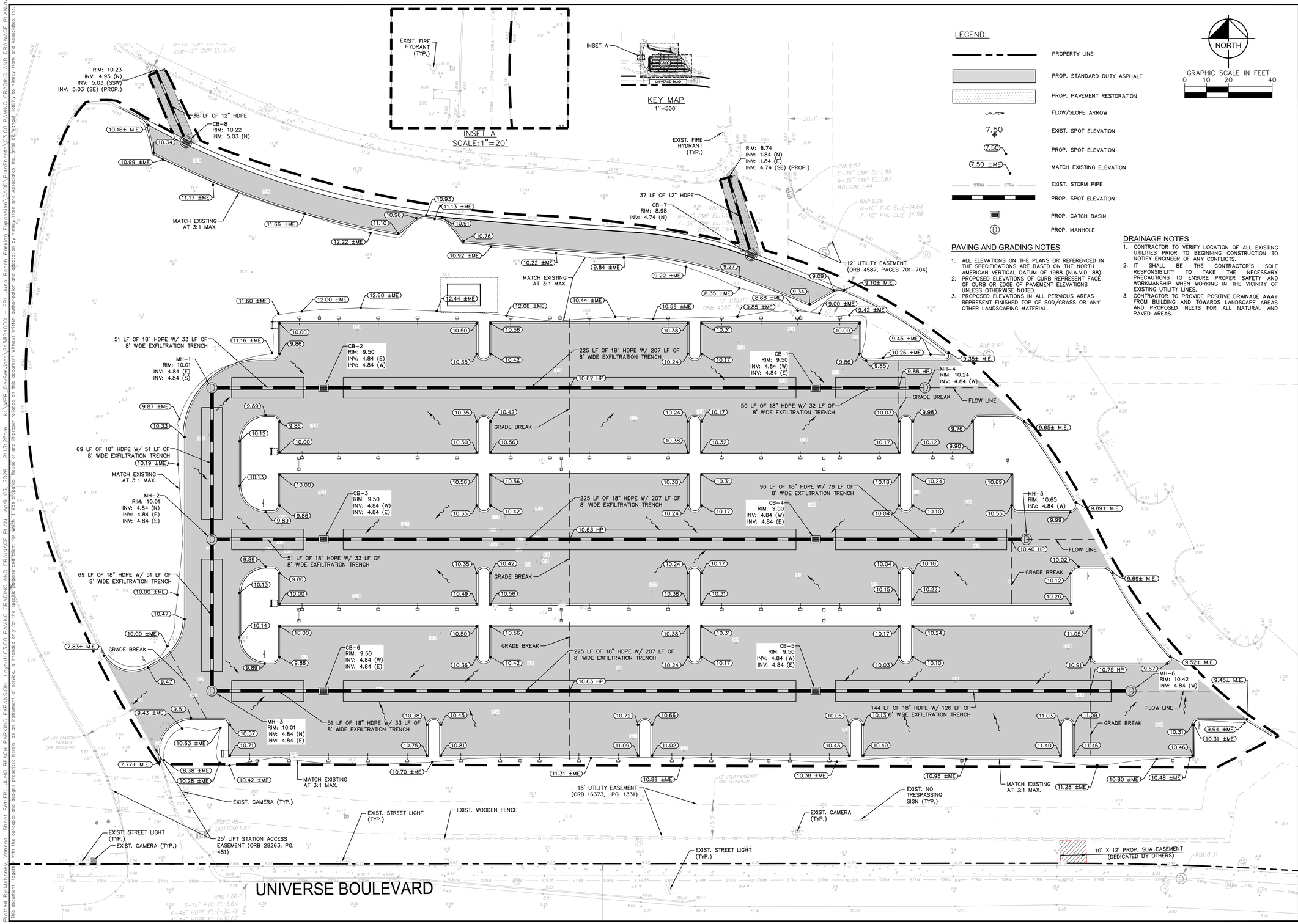
PREPARED FOR

FLORIDA POWER AND LIGHT

JUNO BEACH FL

SHEET NUMBER
C2.00

Plotted By: Mahoney, Vanesa Sheet Set: FPL JUNO BEACH PARKING EXPANSION Layout: C2.00 SIGNAGE AND STRIPING PLAN April 03, 2026 12:01:44pm K:\wpb_dev\services\245894000 - fpl juno beach parking expansion\CADD\plotsheets\C2.00 SIGNAGE AND STRIPING PLAN.dwg
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VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 05/20/2026
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KHA PROJECT	245894000
DATE	APR. 2026
SCALE	AS SHOWN
DESIGNED BY	RDM
DRAWN BY	RDM
CHECKED BY	VMM

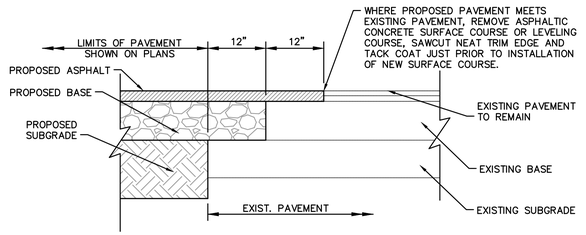
PAVING GRADING AND DRAINAGE PLAN

FPL JUNO BEACH PARKING EXPANSION
PREPARED FOR
FLORIDA POWER AND LIGHT
JUNO BEACH FL

SHEET NUMBER
C3.00

No.	REVISIONS	DATE	BY

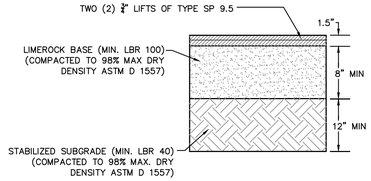
Plotted By:Mahoney, Vanesa Sheet Set:FPL JUNO BEACH PARKING EXPANSION Layout:C3.00 PAVING GRADING AND DRAINAGE PLAN April 03, 2026 12:13:25pm K:\WPB Dan\Services\245894000 — FPL Juno Beach Parking Expansion\CADD\PlanSheets\C3.00 PAVING GRADING AND DRAINAGE PLAN.dwg
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PAVEMENT MATCHING DETAIL

NOT TO SCALE

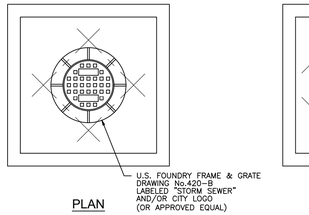
KHA



TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION

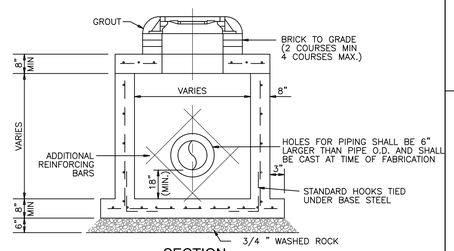
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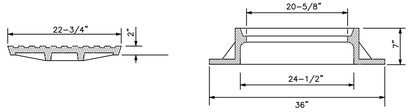


PLAN

IN GRASS AREAS, ALL GRATES SHALL HAVE A 2' CONCRETE APRON ALL AROUND.



SECTION



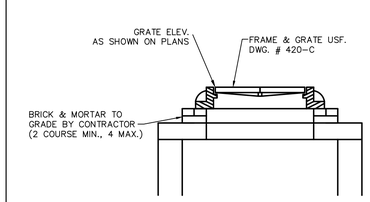
MANHOLE FRAME & LID

USF# 420 C

PRECAST DRAINAGE MANHOLE

SCALE: N.T.S.

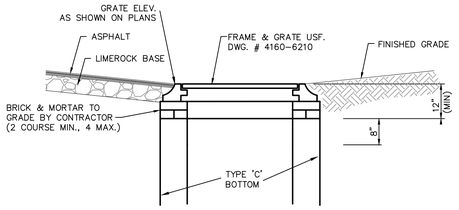
KHA



STORM MANHOLE TOP

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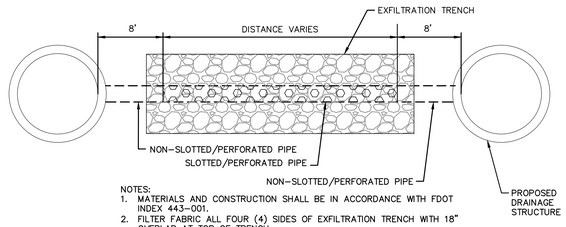
KHA



CATCH BASIN TOP DETAIL

SCALE: N.T.S.

KHA

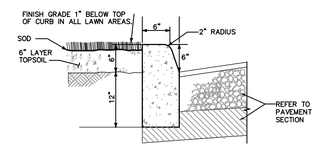


NOTES:
1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 443-001.
2. FILTER FABRIC ALL FOUR (4) SIDES OF EXFILTRATION TRENCH WITH 18" OVERLAP AT TOP OF TRENCH.
3. SLOTS OR PERFORATIONS SHALL BE CONSTRUCTED BY THE PIPE MANUFACTURER AND NOT CUT AT THE PROJECT SITE. SLOTS OR PERFORATIONS SHALL MEET FDOT SPECIFICATIONS.

TYPICAL EXFILTRATION TRENCH DETAIL

NOT TO SCALE

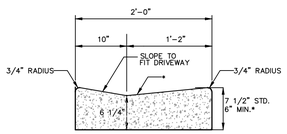
KHA



TYPE "D" CURB

NOT TO SCALE

KHA

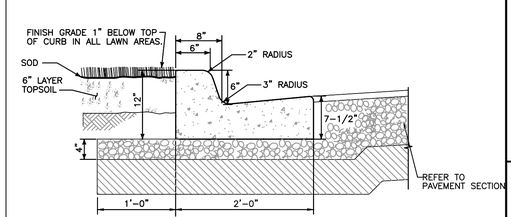


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS. (PER FDOT INDEX 300)

DROP CURB DETAIL

NOT TO SCALE

K-H



NOTES:
1. GUTTER SLOPE IS TO MATCH THE PAVEMENT SLOPE WHEN USED ON THE HIGH SIDE OF THE PAVEMENT.

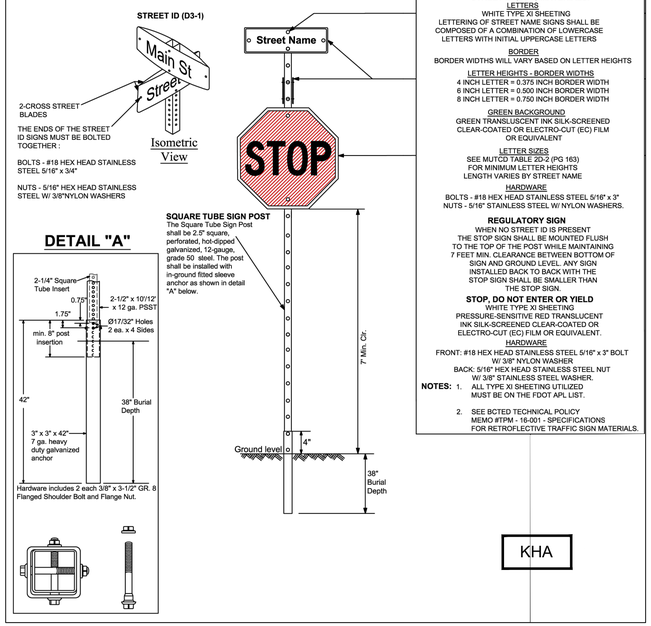
TYPE "F" CURB

NOT TO SCALE

KHA

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details



STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163) FOR MINIMUM LETTER HEIGHTS LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.

HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.

2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

KHA

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MERIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 05/20/2026
Registry No. 35106

KHA PROJECT 245894000	SCALE	AS SHOWN	DESIGNED BY	RDM
DATE APR. 2026	DRAWN BY	RDM	CHECKED BY	VMM

PAVING GRADING AND DRAINAGE DETAILS

FPL JUNO BEACH PARKING EXPANSION

PREPARED FOR

FLORIDA POWER AND LIGHT

JUNO BEACH FL

SHEET NUMBER
C3.01

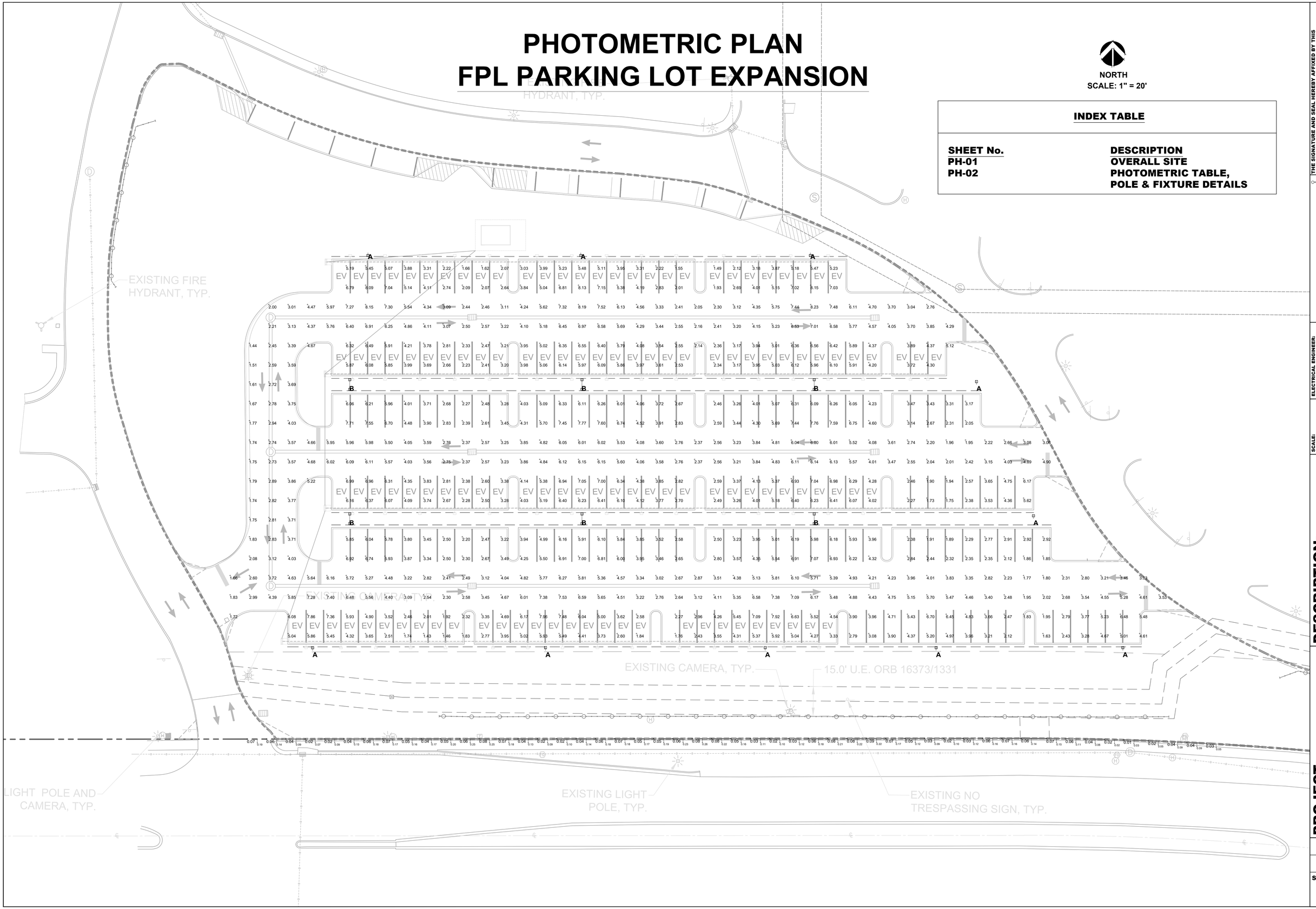
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PHOTOMETRIC PLAN
FPL PARKING LOT EXPANSION

NORTH
SCALE: 1" = 20'

INDEX TABLE

SHEET No.	DESCRIPTION
PH-01	OVERALL SITE
PH-02	PHOTOMETRIC TABLE, POLE & FIXTURE DETAILS



THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE
2	REMOVED CLOUD REVISIONS	05-20-2026
1	UPDATED PHOTOMETRICS	04-04-2026

Mainstream ENGINEERING
7442 SW 48th Street, Miami, FL 33155
(305) 854-4555 Fax: (305) 676-8984
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER:
WILLIAM E. PINO
FLORIDA P.E.: # 32026
SEAL

SCALE:	1"=20'
DESIGNED BY:	SB
DRAWN BY:	SB
CHECKED BY:	WP

DESCRIPTION:
PHOTOMETRIC PLAN
OVERALL SITE

PROJECT:
FPL PARKING LOT EXPANSION
JUNO BEACH, FLORIDA

DATE
03/02/2026
PROJECT NO.
M26002M
SHEET NUMBER
PH-01

Evolve®



EALS Series
LED Outdoor Area Light

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	27 lbs

Optical System

Lumens:	7,000 - 50,000
Photometry:	Type II, III, IV & V
Efficacy:	118-173LPW
CCT:	2700K, 3000K, 4000K, 5000K
CRI:	≥70
Upward Light Output Ratio (ULOR):	0 Horizontal Orientation

Electrical

Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PF):	≥ 0.9 at rated watts
Total Harmonic Distortion (THD):	≤ 20% at rated watts

Surge Protection

☐ 6kV/3kA ☐ 10kV/5kA ✓ 20kV/10kA

Per ANSI C136.2-2023

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

OPTICS	LUMENS @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5 D2, D3, D4, D5 F2, F3, F4, F5	L99	L97	L96
H2, H3, H4, H5 J2, J3, J4, J5 K2, K3, K4, K5	L98	L96	L96
L2, L3, L4, L5 M2, M3, M4, M5 N2, N3, N4, N5	L97	L95	L94
	L96	L93	L92

Note: Projected Lux based on LM80-L-72,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00		

Ratings

Operating Temperature:	-40°C to 50°C (No Optic Codes are -40°C to 40°C)
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ✓ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Warranty

☐ 5 Year (Standard) ✓ 10 Year (Optional)

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Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

Ordering Information

EALS 04 X H3 AW 7 40 N D S1 DKBZ T

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DRIVE/WATT	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E= Evolve AL= Area Light S = Standard	04	0=120-277V 1* = 347-480V 2** = 277-480V	CL=7500LM* DL= 9700LM** FL= 16000 lm 1 = 120V 2 = 208V 3 = 240V 4 =277V 5 = 347V 6 = 480V	SM = Asymmetric Medium SW = Symmetric Wide SH = Asymmetric High Angle AH = Asymmetric Forward AW = Asymmetric Wide AN= Asymmetric Narrow/Auto	7 = 70 (min.)	27K = 2700K 30K = 3000K 40K = 4000K 50K = 5000K	N = Dimming thru PE receptacle S = External Driver (Only w/ 162.5 W Cable)	A = ANSI C136.41 7-Pin D = ANSI C136.41 Pin Non-Dimming (No Control) Non-Dimming (PE Comp)	DP = Integral Direct Arm Fitted (Standard) DA = Universal Mounted Arm Fitted DF = Universal Square pole mounting plate Adjustable Shielding (Qty) DP = ANSI C136.41 7-pin with PE SPP = Knuckle Slipfitter for 2.375 in O.D. Tenon VPP = Knuckle Wall Mount	BLCK = Black DBZ = Dark Bronze GRAY = Gray WHTE = White	F= Fusing HD = Daintree ZM40 IOD enabled (Wall/Keyed) HA = Motion Sensor (Wall/Keyed) I = ISL/Circuitry L = Tool-Less Entry R = Enhanced Surge Protection (SKA/SKA) UP* = Rotated Left SJP* = Rotated Right (Knuckle Slipfitter Only) U* = DALI Programmable VG = 3 Position Terminal Block VT = Coastal Finish XXX = Special Options

* Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
* Note Standard Dimming is 0-10V
* Not available in 277-480V
* Supplied with 90 leads
* Supplied with 3ft leads
* Restricted Airway Angle of 0-45°
* Compatible with Lightstar™ Wireless Control Nodes, Not Compatible with Motion Sensor Control
* Not available in 347V, 480V or 347-480V
* Only available with F, S, L, N, X options
* Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
* Select 2700K or 3000K CCT for Dark-Sky Approved fixtures.
* For street left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions
* DALI option not available with 347V, 480V, or 347-480V
* Not available with 20kV/10kA SPD
* When mounting fixtures at 90 degrees, round pole must be 3.5" OD minimum

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EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE			BUG RATINGS		
			2700K	3000K	4000K & 5000K	120-277	347-480V		2700K	3000K	4000 & 5000K
TYPE V	C4	Asymmetric Forward (AF)	6800	7340	7730	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9080	9790	10300	63			B2-U0-G2	B3-U0-G2	B3-U0-G2
	F4		13600	14680	15460	96			B2-U0-G2	B3-U0-G3	B3-U0-G3
	H4		18100	19570	20600	120			B3-U0-G3	B4-U0-G3	B4-U0-G3
	J4		22660	24460	25760	156			B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		27190	29360	30910	181			B4-U0-G5	B4-U0-G5	B4-U0-G5
	L4		31720	34250	36050	219			B3-U0-G4	B3-U0-G4	B4-U0-G5
	M4		36260	39140	41200	273			B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		40320	43600	45900	372			B4-U0-G5	B4-U0-G5	B4-U0-G5
	C4	Asymmetric High Angle (AH)	6800	7340	7730	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9100	9820	10300	63			B2-U0-G2	B3-U0-G2	B3-U0-G3
	F4		13600	14680	15460	96			B3-U0-G3	B3-U0-G3	B3-U0-G3
	H4		17900	19330	20350	123			B3-U0-G4	B3-U0-G4	B3-U0-G4
	J4		22600	24390	25700	156			B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		26400	28500	30000	191			B3-U0-G4	B4-U0-G5	B4-U0-G5
	L4		31800	33250	36000	231			B4-U0-G5	B4-U0-G5	B4-U0-G5
	M4		35200	38000	40000	273			B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		44000	47500	50000	372			B4-U0-G5	B4-U0-G5	B4-U0-G5
	C3	Asymmetric Wide (AW)	6930	7480	7880	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D3		9240	9980	10500	63			B2-U0-G2	B2-U0-G2	B2-U0-G2
	F3		13860	14960	15750	96			B2-U0-G2	B2-U0-G2	B3-U0-G3
	H3		18480	19950	21000	123			B3-U0-G3	B3-U0-G3	B3-U0-G3
TYPE III	J3		23100	24940	26250	156			B3-U0-G3	B3-U0-G4	B3-U0-G4
	K3		27720	29930	31500	191			B3-U0-G4	B4-U0-G4	B4-U0-G4
	L3		32340	34910	36750	231			B3-U0-G4	B3-U0-G4	B4-U0-G4
	M3		36960	39900	42000	273			B4-U0-G4	B4-U0-G4	B4-U0-G4
	N3		46200	49880	52500	372			B4-U0-G4	B4-U0-G4	B4-U0-G4
TYPE II	C2	Asymmetric Narrow/Auto (AN)	7160	7730	8140	46	48		B2-U0-G2	B2-U0-G2	B2-U0-G2
	D2		9540	10300	10900	63			B2-U0-G2	B2-U0-G2	B3-U0-G2
	F2		14300	15500	16300	96			B3-U0-G2	B3-U0-G3	B3-U0-G3
	H2		19080	20700	21800	123			B3-U0-G3	B3-U0-G3	B3-U0-G3
	J2		23900	25900	27250	156			B3-U0-G3	B3-U0-G3	B3-U0-G3
	K2		28780	31070	32700	191			B3-U0-G3	B4-U0-G4	B4-U0-G4
	L2		33570	36240	38150	231			B4-U0-G4	B4-U0-G4	B4-U0-G4
	M2		38370	41420	43600	273			B4-U0-G4	B4-U0-G4	B4-U0-G4
	N2		47960	51780	54500	372			B4-U0-G4	B4-U0-G4	B4-U0-G4

For additional information on Non-Shielded and Shielded EALS files, please refer to LED.com

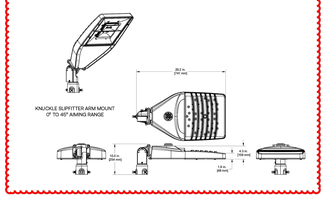
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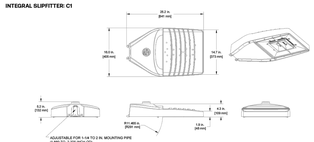
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

KNUCKLE SLIPFITTER: S1



INTEGRAL SLIPFITTER: C1



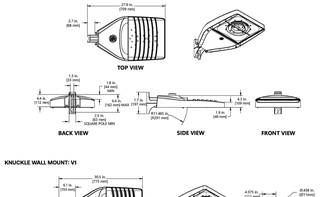
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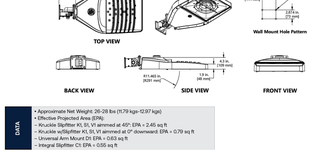
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

UNIVERSAL ARM MOUNT: D1



KNUCKLE WALL MOUNT: V1



DATA

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
- Knuckle Slipfitter K1, S1, V1 aimmed at 45°: EPA = 2.45 sq ft
- Knuckle w/Slipfitter K1, S1, V1 aimmed at 0° downward: EPA = 0.79 sq ft
- Universal Arm Mount D1: EPA = 0.63 sq ft
- Integral Slipfitter C1: EPA = 0.55 sq ft

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CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight:	27 lbs

Optical System

Lumens:	7,000 - 50,000
Photometry:	Type II, III, IV & V
Efficacy:	118-173LPW
CCT:	2700K, 3000K, 4000K, 5000K
CRI:	≥70
Upward Light Output Ratio (ULOR):	0 Horizontal Orientation

Electrical

Input Voltage:	120-277V, 277-480V & 347-480V
Input Frequency:	50/60 Hz
Power Factor (PF):	≥ 0.9 at rated watts
Total Harmonic Distortion (THD):	≤ 20% at rated watts

Surge Protection

☐ 6kV/3kA ☐ 10kV/5kA ✓ 20kV/10kA

Per ANSI C136.2-2023

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

OPTICS	LUMENS @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5 D2, D3, D4, D5 F2, F3, F4, F5	L99	L97	L96
H2, H3, H4, H5 J2, J3, J4, J5 K2, K3, K4, K5	L98	L96	L96
L2, L3, L4, L5 M2, M3, M4, M5 N2, N3, N4, N5	L97	L95	L94
	L96	L93	L92

Note: Projected Lux based on LM80-L-72,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00		

Ratings

Operating Temperature:	-40°C to 50°C (No Optic Codes are -40°C to 40°C)
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ✓ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Warranty

☐ 5 Year (Standard) ✓ 10 Year (Optional)

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EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

Ordering Information

EALS 04 X H4 AF 7 40 N D S1 DKBZ T

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DRIVE/WATT	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E= Evolve AL= Area Light S = Standard	04	0=120-277V 1* = 347-480V 2** = 277-480V	CL=7500LM* DL= 9700LM** FL= 16000 lm 1 = 120V 2 = 208V 3 = 240V 4 =277V 5 = 347V 6 = 480V	SM = Asymmetric Medium SW = Symmetric Wide SH = Asymmetric High Angle AH = Asymmetric Forward AW = Asymmetric Wide AN= Asymmetric Narrow/Auto	7 = 70 (min.)	27K = 2700K 30K = 3000K 40K = 4000K 50K = 5000K	N = Dimming thru PE receptacle S = External Driver (Only w/ 162.5 W Cable)	A = ANSI C136.41 7-Pin D = ANSI C136.41 Pin Non-Dimming (No Control) Non-Dimming (PE Comp)	DP = Integral Direct Arm Fitted (Standard) DA = Universal Mounted Arm Fitted DF = Universal Square pole mounting plate Adjustable Shielding (Qty) DP = ANSI C136.41 7-pin with PE SPP = Knuckle Slipfitter for 2.375 in O.D. Tenon VPP = Knuckle Wall Mount	BLCK = Black DBZ = Dark Bronze GRAY = Gray WHTE = White	F= Fusing HD = Daintree ZM40 IOD enabled (Wall/Keyed) HA = Motion Sensor (Wall/Keyed) I = ISL/Circuitry L = Tool-Less Entry R = Enhanced Surge Protection (SKA/SKA) UP* = Rotated Left SJP* = Rotated Right (Knuckle Slipfitter Only) U* = DALI Programmable VG = 3 Position Terminal Block VT = Coastal Finish XXX = Special Options

* Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
* Note Standard Dimming is 0-10V
* Not available in 277-480V
* Supplied with 90 leads
* Supplied with 3ft leads
* Restricted Airway Angle of 0-45°
* Compatible with Lightstar™ Wireless Control Nodes, Not Compatible with Motion Sensor Control
* Not available in 347V, 480V or 347-480V
* Only available with F, S, L, N, X options
* Recommended for installations within 750 feet from coast. Lead time varies, check with factory.
* Select 2700K or 3000K CCT for Dark-Sky Approved fixtures.
* For street left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions
* DALI option not available with 347V, 480V, or 347-480V
* Not available with 20kV/10kA SPD
* When mounting fixtures at 90 degrees, round pole must be 3.5" OD minimum

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Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE			BUG RATINGS		
			2700K	3000K	4000K & 5000K	120-277	347-480V		2700K	3000K	4000 & 5000K
TYPE V	C4	Asymmetric Forward (AF)	6800	7340	7730	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9080	9790	10300	63			B2-U0-G2	B3-U0-G2	B3-U0-G2
	F4		13600	14680	15460	96			B2-U0-G2	B3-U0-G3	B3-U0-G3
	H4		18100	19570	20600	120			B3-U0-G3	B4-U0-G3	B4-U0-G3
	J4		22660	24460	25760	156			B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		27190	29360	30910	181			B4-U0-G5	B4-U0-G5	B4-U0-G5
	L4		31720	34250	36050	219			B3-U0-G4	B3-U0-G4	B4-U0-G5
	M4		36260	39140	41200	273			B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		40320	43600	45900	372			B4-U0-G5	B4-U0-G5	B4-U0-G5
	C4	Asymmetric High Angle (AH)	6800	7340	7730	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9100	9820	10300	63			B2-U0-G2	B3-U0-G2	B3-U0-G3
	F4		13600	14680	15460	96			B3-U0-G3	B3-U0-G3	B3-U0-G3
	H4		17900	19330	20350	123			B3-U0-G4	B3-U0-G4	B3-U0-G4
	J4		22600	24390	25700	156			B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		26400	28500	30000	191			B3-U0-G4	B4-U0-G5	B4-U0-G5
	L4		31800	33250	36000	231			B4-U0-G5	B4-U0-G5	B4-U0-G5
	M4		35200	38000	40000	273			B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		44000	47500	50000	372			B4-U0-G5	B4-U0-G5	B4-U0-G5
	C3	Asymmetric Wide (AW)	6930	7480	7880	46	48		B1-U0-G2	B2-U0-G2	B2-U0-G2
	D3		9240	9980	10500	63			B2-U0-G2	B2-U0-G2	B2-U0-G2
	F3		13860	14960	15750	96			B2-U0-G2	B2-U0-G2	B3-U0-G3
	H3		18480	19950	21000	123			B3-U0-G3	B3-U0-G3	B3-U0-G3
TYPE III	J3		23100	24940	26250	156			B3-U0-G3	B3-U0-G4	B3-U0-G4
	K3		27720	29930	31500	191			B3-U0-G4	B4-U0-G4	B4-U0-G4
	L3		32340	34910	36750	231			B3-U0-G4	B3-U0-G4	B4-U0-G4
	M3		36960	39900	42000	273			B4-U0-G4	B4-U0-G4	B4-U0-G4
	N3		46200	49880	52500	372			B4-U0-G4	B4-U0-G4	B4-U0-G4
TYPE II	C2	Asymmetric Narrow/Auto (AN)	7160	7730	8140	46	48		B2-U0-G2	B2-U0-G2	B2-U0-G2
	D2		9540	10300	10900	63			B2-U0-G2	B2-U0-G2	B3-U0-G2
	F2		14300	15500	16300	96			B3-U0-G2	B3-U0-G3	B3-U0-G3
	H2		19080	20700	21800	123			B3-U0-G3	B3-U0-G3	B3-U0-G3
	J2		23900	25900	27250	156			B3-U0-G3	B3-U0-G3	B3-U0-G3
	K2		28780	31070	32700	191			B3-U0-G3	B4-U0-G4	B4-U0-G4
	L2		33570	36240	38150	231			B4-U0-G4	B4-U0-G4	B4-U0-G4
	M2		38370	41420	43600	273			B4-U0-G4	B4-U0-G4	B4-U0-G4
	N2		47960	51780	54500	372			B4-U0-G4	B4-U0-G4	B4-U0-G4

For additional information on Non-Shielded and Shielded EALS files, please refer to LED.com

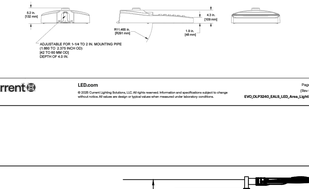
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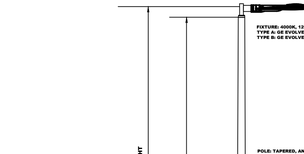
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** CATALOG NUMBER: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

KNUCKLE SLIPFITTER: S1



INTEGRAL SLIPFITTER: C1



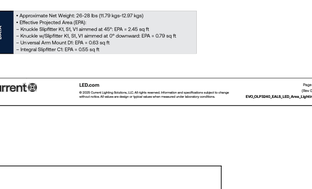
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CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

UNIVERSAL ARM MOUNT: D1



KNUCKLE WALL MOUNT: V1



DATA

- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
- Knuckle Slipfitter K1, S1, V1 aimmed at 45°: EPA = 2.45 sq ft
- Knuckle w/Slipfitter K1, S1, V1 aimmed at 0° downward: EPA = 0.79 sq ft
- Universal Arm Mount D1: EPA = 0.63 sq ft
- Integral Slipfitter C1: EPA = 0.55 sq ft

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PHOTOMETRIC TABLE:

M26002M-3P
FPL PARLING LOT EXPANSION
2026-0327

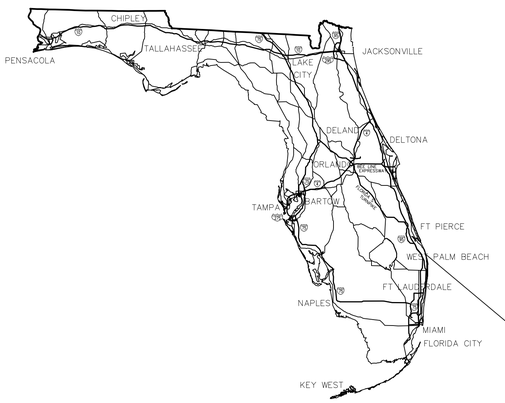
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Filename	LLF	Watts	M.H.	Arm
	10	A	Single	CURRENT: EALS04_H3AW740_____	EALS04_H3AW740_____.ies	0.950	123	25	1.5
	6	B	Back-Back	CURRENT: EALS04_H4AF740_____	EALS04_H4AF740_____.ies	0.950	123	25	2.5

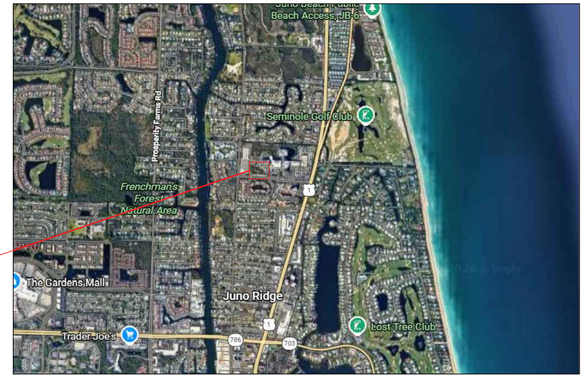
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAR

FPL OFFICE COMPLEX
JUNO BEACH, FLORIDA

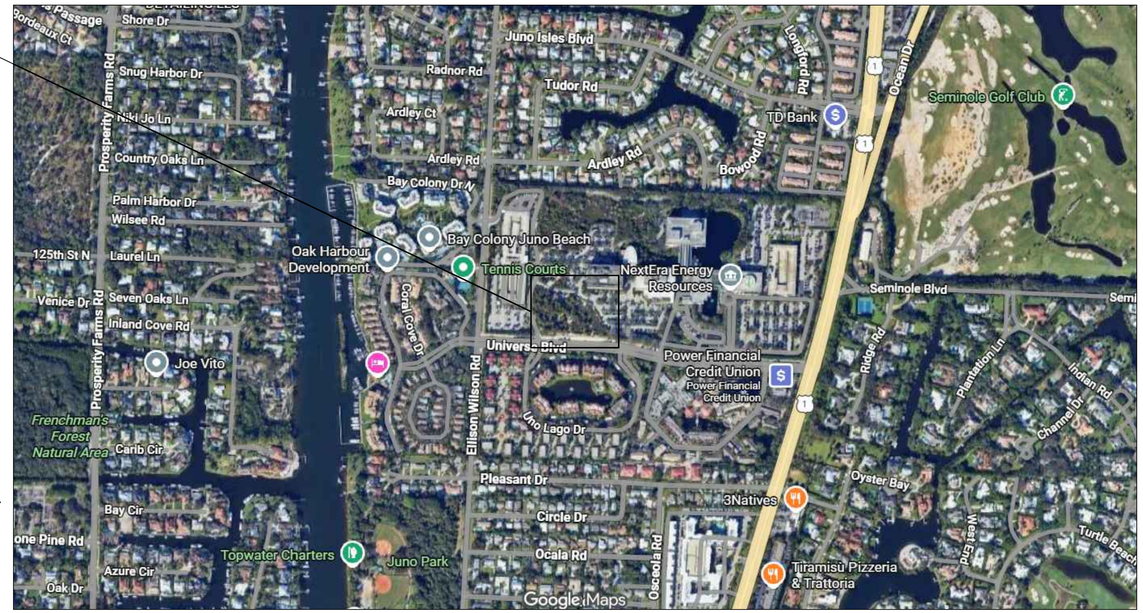


PROJECT LOCATION



ELECTRICAL POWER PLANS FOR PARKING LOT ADDITTION

PROJECT LOCATION



INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
E-01	KEY SHEET
E-02	GENERAL NOTES & SPECIFICATIONS
E-03	EVC SPECIFICATIONS
E-04	OVERALL SITE PLAN
E-04A	HIGH VOLTAGE ELECTRICAL PLAN
E-05	ELECTRICAL SITE PLAN
E-06	PARKING LOT LIGHTING ELECTRICAL PLAN
E-07	EVC CONDUIT & WIRING SITE PLAN
E-08	EVC BAY A CONDUIT & WIRING PLAN
E-09	EVC BAY B CONDUIT & WIRING PLAN
E-10	EVC BAY C CONDUIT & WIRING PLAN
E-11	EVC BAY D CONDUIT & WIRING PLAN
E-12	MAIN RISER DIAGRAM
E-13	PANEL MDP-1
E-14	PANEL MDP-2
E-15	PANEL MDP-3
E-16	PANEL MDP-4
E-17	MAIN DISTRIBUTION & TRANSFORMER AREA
E-18	EV PANEL SCHEDULES
E-19	PANEL BOARDS
E-20	PULLBOX DETAIL
PH-01	PARKING LOT PHOTOMETRIC PLAN
PH-02	PARKING LOT LIGHTING DETAILS

GOVERNING DESIGN CRITERIA:
2023 FLORIDA BUILDING CODE, 8TH EDITION.
DESIGN WIND SPEED: 170 MPH

GOVERNING STANDARD PLANS & SPECIFICATIONS: CITY OF JUNO BEACH AND PALM BEACH COUNTY BUILDING & ZONING SPECIFICATIONS, CODES AND REQUIREMENTS.

SCOPE OF WORK: THE SCOPE OF WORK CONSISTS OF THE CONSTRUCTION OF THE INFRASTRUCTURE TO PROVIDE POWER TO ONE HUNDRED AND TWENTY ONE (121) ELECTRICAL VEHICLE CHARGERS, PARKING LOT LIGHTING AND MISCELLANEOUS LOADS (HOFFMAN BOXES, IRRIGATION CONTROL PANEL).

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION.

WILLIAM E. PINO, P.E.
MAIN STREET ENGINEERING, INC.
7442 SW 48 STREET
MIAMI, FLORIDA 33155
PH. (305) 456-3505

PLANS PREPARED BY:

Main Street ENGINEERING
CERTIFICATE OF AUTHORIZATION #8731

Item #2.

No.	REVISION	DATE

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Main Street ENGINEERING
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
WILLIAM E. PINO
STATE OF FLORIDA # 82075
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	NTS
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION: KEY SHEET

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-01

1. ALL WORK SHALL BE DONE IN FULL ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (N.E.C.), FLORIDA BUILDING CODE (F.B.C.), ALL APPLICABLE STATE AND LOCAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS.

2. ALL WORK SHALL BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER AND APPLICABLE MUNICIPALITY BUILDING DEPARTMENT.

3. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

4. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.

5. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.

6. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OF PROPERTY DAMAGE FOR THE DURATION OF WORK.

7. THE CONTRACTOR WILL SUBMIT THE PLANS TO THE CITY OF JUNO BEACH AND ALL OTHER ENTITIES, AND PAY ASSOCIATED PERMITS FEES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL INFORMATION AS NEEDED BY THE BUILDING DEPARTMENT TO PULL THE PERMIT. CONTRACTOR SHALL PROVIDE TO THE OWNER A COPY OF THIS APPROVED PLUS STAMPED BUILDING DEPARTMENT PERMIT DRAWINGS.

8. ENDS OF CONDUITS SHALL BE SEALED WITH POLYURETHANE FOAM AFTER WIRING IS COMPLETE. FOAM SEAL SHALL NOT BE USED AS A MEANS TO PROTECT CONDUCTORS FROM ABRASION IN RACEWAYS.GALVANIZED RIGID METAL CONDUIT SHALL HAVE PROPER FITTINGS TO PROTECT CONDUCTORS FROM ABRASION.

9. SPLICES AND CONNECTIONS MADE IN PULL BOXES SHALL BE PROPERLY TAPED AND HEAT SHRINK TUBES OR CAPS SHALL BE USED TO WATERPROOF THESE CONNECTIONS.

10. BOND ALL EVCs AND METAL ITEMS TO THE BOND WIRE SYSTEM SHOWN IN THE PLANS AND IN ACCORDANCE WITH THE N.E.C.. PROVIDE ONE (1) 5/8" DIA. X 20' COPPER WELD DRIVEN GROUND ROD REQUIRED AT THE PULLBOX. ALL BOND WIRE AND GROUND CONNECTION TO BE CAD-WELDED, TAPED AND PROTECTED FROM CORROSION.

11. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UNDERWRITER'S LABELS WHERE APPLICABLE.

12. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER. ALL INSULATION SHALL BE TYPE THWN.

13. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 ELECTRICAL. A THWN BOND WIRE MUST ALSO BE INSTALLED IN EACH CONDUIT EXCEPT SPARE CONDUIT AS INDICATED ON THE PLANS. BOND WIRE IS REQUIRED REGARDLESS OF CONDUIT MATERIAL.

14. SUBMITTAL DATA PRIOR TO ANY PROCUREMENT ORDER THE CONTRACTOR SHALL SUBMIT FOR APPROVAL, EQUIPMENT SPECIFICATIONS OR DESIGN DATA FOR ALL MATERIALS PROPOSED FOR THE PROJECT AND SHALL INCLUDE, BUT NOT LIMITED TO:

    A. SHOP DRAWINGS FOR THE FIXTURES.
    B. CONDUCTORS, CONDUIT, GROUND RODS AND PULL BOXES.
    C. FUSES, AND FUSE HOLDERS.
    D. SAFETY SWITCHES, PANELS, CIRCUIT BREAKERS, AND OTHER MAJOR SERVICE POINT COMPONENTS.

    FOUR COPIES OF THE SHOP DRAWINGS AND DESIGN DATA SHALL BE SUBMITTED TO THE OWNER . ALLOW A 14 DAYS TURNAROUND FOR SUBMITTALS.

15. LOCATION OF EXISTING EQUIPMENT & CONDUIT IS DIAGRAMMATIC ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO BID.

16. PRIOR TO BID, CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, THE PROPOSED SCOPE OF WORK, AND SHALL NOTIFY THE PROGRAM MANAGER OF ANY CONFLICTS.

17. WHERE TRENCHES OR OTHER EXCAVATIONS ARE MADE IN AREAS OF EXISTING ROADWAYS OR WALKWAYS, OR WHERE SURFACE TREATMENT OF ANY KIND EXISTS, RESTORE SUCH SURFACE TREATMENT TO THE SAME THICKNESS AND IN THE SAME KIND AS PREVIOUSLY EXISTED (EXCEPT AS OTHERWISE INDICATED) AND TO MATCH AND TIE INTO THE ADJACENT AND SURROUNDING SURFACES.

18. UNDERGROUND CONDUIT SHALL BE INSTALLED WITH MIN 24" OF COVER IN GREEN AREAS AND 30" UNDER PAVEMENT OR SIDEWALKS

19. CONTRACTOR SHALL INSTALL A PULL STRING IN ALL EMPTY CONDUITS AND INCLUDE TAGS IDENTIFYING USE AND OR DESTINATION.

20. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND MATERIAL NECESSARY FOR A COMPLETE AND OPERATIONAL INSTALLATION INCLUDING BUT NOT LIMITED TO:
    -CONDUIT
    -WIRE (IF SCHEDULED FOR PARTICULAR SYSTEM)
    -RACEWAYS
    -DISCONNECT SWITCHES
    -PULL BOXES
    -WIREWAYS, ETC...
    -OTHER ELECTRICAL APPURTENANCES

21. CONTRACTOR SHALL COORDINATE AND PARTICIPATE IN FINAL OPERATIONAL TESTING OF ALL SYSTEMS.

22. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE THE EXACT LOCATION OF NEW SERVICES POINT OF CONNECTION WITH FPL AND THE OWNER AND PROVIDE ALL EQUIPMENT, MATERIAL, AND LABOR NECESSARY FOR THE HOOK-UP CONNECTION TO THE UTILITY COMPANY.

23. IN AS MUCH AS SYSTEMS ARE EXISTING AND THE SCOPE MAY REQUIRE MODIFICATIONS AND ADDITION TO THEM, THE NEW EQUIPMENT AND DEVICES SHALL BE FULLY COMPATIBLE WITH THE EXISTING SYSTEM(S).

24. LOCATION AND ROUTING OF NEW CONDUITS IS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE FINAL LOCATION AND ROUTING OF CONDUITS WITH OWNER. CONDUIT ROUTES SHALL AVOID CONFLICTS WITH EXISTING BURIED UTILITIES AND OTHER OBSTRUCTIONS. SIGNIFICANT OR MATERIAL CHANGE TO CONDUIT ROUTING SHALL REQUIRE THE APPROVAL OF THE OWNER.

25. LOCATE PULLBOXES IN ACCESSIBLE, SODDED, PLANTED, OR PAVED AREAS AS APPROVED BY OWNER. COORDINATE LOCATIONS WITH SIDEWALKS, AND OTHER STRUCTURES.

26. THE CONTRACTOR SHALL USE CAUTION AND BE SOLELY RESPONSIBLE TO LOCATE OF ALL EXISTING BURIED UTILITIES OR SYSTEMS PRIOR TO COMMENCING ANY EXCAVATION. EMPLOY AN UNDERGROUND SERVICE LOCATOR FIRM TO ENSURE THAT EXISTING UNDERGROUND UTILITIES ARE ACCURATELY LOCATED AND THAT THEY WILL NOT BE DISTURBED. AT NO ADDITIONAL COST, CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SYSTEMS WHICH OCCUR AS A RESULT OR OPERATIONS PERFORMED UNDER THIS CONTRACT. REPAIRS SHALL BE MADE USING MATERIALS AND METHODS TO MATCH EXISTING CONSTRUCTION AND SHALL BE APPROVED BY OWNER PRIOR TO RE-COVERING.

27. TRANSITION TO ABOVE GRADE FROM UNDERGROUND; PVC TO METAL CONDUIT CONNECTIONS SHALL BE MADE WITH SPECIAL PVC FITTINGS TO A RIGID GALVANIZED STEEL CONDUIT (RGS) ELBOW BELOW GRADE. ALL UNDERGROUND CONDUIT SHALL BE BITUMASTIC COATED.

28. THE MINIMUM BEND RADIUS FOR ALL UNDERGROUND CONDUITS SHALL BE 8 TIMES THE INTERNAL CONDUIT DIAMETER.

29. ALL EXPOSED CONDUITS SHALL BE PRIMED AND PAINTED TO MATCH SUBSTRATE.

30. ALL CONDUITS SHALL BE INSTALLED USING NARROW TRENCHES TO MINIMIZE DAMAGE TO EXISTING UTILITIES.

31. ALL CONDUIT TRENCHES SHALL BE BACKFILLED COMPLETELY TO PROVIDE SAFE CROSSING BY THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL NOT OPEN ANY AREA THAT CAN NOT BE BACKFILLED IN THE SAME DAY OPERATION. BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.

32. THE CONTRACTOR SHALL NOTIFY FLORIDA POWER AND LIGHT CO. AT LEAST 48 HOURS PRIOR TO ANY INSTALLATION THAT IS WITHIN 10 FEET OF ENERGIZED ELECTRICAL CONDUCTORS. FLORIDA POWER AND LIGHT CO. FPL (AT IT'S OPTION), MAY ASSIST THE CONTRACTOR, COVER UP ENERGIZED CONDUCTORS AT INSTALLATION SITE, OR TAKE OTHER SAFETY PRECAUTIONS AS NECESSARY. EXTREME CAUTION SHALL BE EXERCISED AT ALL TIMES IN PERFORMANCE OF WORK AROUND THE PRIMARY HIGH VOLTAGE COMPONENTS.

33. PULL BOXES, JUNCTION BOXES AND ALL ELECTRICAL WORK SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL ELECTRICAL SAFETY CODE AND THE STATE OF FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL COMPONENTS SHALL BE PROPERLY GROUNDED AND BONDED PER N.E.C. REQUIREMENTS.

34. THE CONTRACTOR MUST BE CAUTIOUS WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.

35. IT IS NOT THE INTENTION OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM.

36. DRIVEWAY CROSSING SHALL BE ACCOMPLISHED BY MEANS OF DIRECTIONAL BORING. CONTRACTOR SHALL INSTALL A PULL BOX AT EACH SIDE OF THE DRIVEWAY

Item #2.

No.	REVISION	DATE

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MANUEL MEDINA & ASSOCIATES, INC.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
MANUEL MEDINA
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE # 62095

SEAL 04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: GENERAL NOTES & SPECIFICATIONS

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-0 100

Pedestal Specifications

	BLINK IQ 200 PEDESTAL
MODELS	RECTANGLE, SINGLE
Model Number	01-0210
Number of Supported Charging Stations	1
User Interface Height	48″
Pedestal Dimensions	56.04″ H × 13.58″ W × 4.28″ D
Pedestal Weight (unpackaged)	TBD
Pedestal Weight (packaged)	TBD

SINGLE EVC CHARGER



Rectangle Pedestal

The rectangle pedestal slim installation is great for small spaces that may wish to expand in the future.

Pedestal Specifications

BLINK IQ 200 PEDESTAL SPECIFICATIONS	
MODELS	TRIANGLE, DUAL
Model Number	01-0212
Number of Supported Charging Stations	2
User Interface Height	48″
Pedestal Dimensions	59.00″ H × 12.50″ W × 11.19″ D
Pedestal Weight (unpackaged)	TBD
Pedestal Weight (pcckaged)	TBD

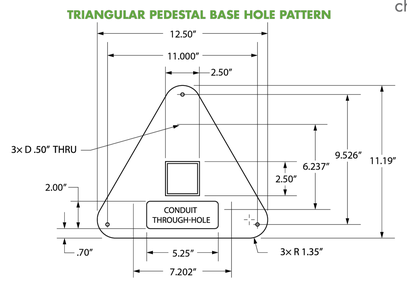
DOUBLE EVC CHARGER



Triangle Pedestal

Maximizing space, the triangle pedestal can securely mount 1-3 independent charging stations.

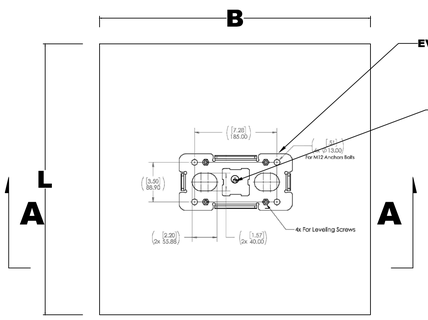
TRIANGULAR PEDESTAL BASE HOLE PATTERN

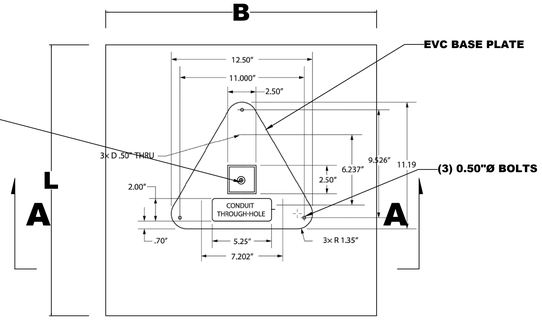


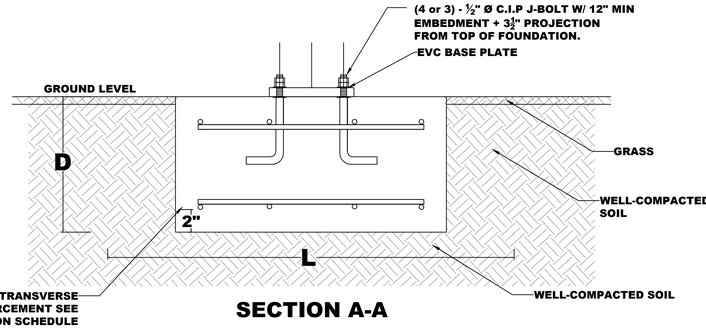
Charging Stations Comparison

BLINK IQ 200 PRODUCT SPECIFICATIONS		
MODELS	SMART CHARGING STATION	ADVANCED CHARGING STATION
Model Number	IQW2-80U-W1-N1-N-25	IQW2-80U-M1-R2-N-25
Part Number	01-0205	01-0207
POWER SPECIFICATIONS		
Standby Power	<10W Standby	
Output Power (kW)	2.9kW 3.8kW 5.8kW 7.7kW 9.6kW	
Output Amperage (A)	12A 16A 24A 32A 40A	
Circuit Breaker Options (A)	15A 20A 30A 40A 50A	
Input/Output Nominal Voltage	208VAC/240VAC	
Input / Output Voltage Range	180VAC to 264VAC	
Input / Output Frequency	60Hz	
Input Wiring Type	Hardwired	
Input Wiring Scheme	L1, L2, GND	
Cold-Load	Pickup Randomized delay between 120 and 720 seconds before charge resumes after a power failure.	
Power Measurement Accuracy	Embedded meter with a ±1% accuracy at the nominal input.	
Surge Protection	Up to 6kV at 3,000A	
FUNCTIONAL SPECIFICATIONS		
Charge Connector Type	SAE J1772	
Charge Cable Length	23 ft.	
Demand Response	Yes–OpenADR 2.0b	
Status Indicator	LED and Audio	
User Interface	None[1]	LCD, 7″, Color, 800x480, w/Touch Panel
Access Control	None[1]	Contactless Reader: RFID Cards: ISO/IEC 14443A/B, ISO/IEC 15693, MIFARE Plus, HID iCLASS, NEMA Smart Credit Cards2: Visa, Master Card, Discover, American Express NFC[2]: ISO 18092, Apple Pay, Google Wallet
NETWORK SPECIFICATIONS		
Local Area Network (LAN)	2.4GHz Wi-Fi (802.11 b/g/n)	
Wide Area Network (WAN)	None	2G, 3G, and 4G LTE Support
Network Interface	Blink OCPP, OCPP 1.6J, Future: OCPP 2.0, OCPP 2.0.1 (Coming in 2022)	
Mounting Type	Pedestal or Wall Mount	
SAFETY & COMPLIANCE SPECIFICATIONS		
Ground Fault Detection	CCID20, 20mA per UL 2231, Automatic Reset Feature and Manual Reset Feature	
Ground Monitor	Ground Monitor per UL 2231	
Safety Compliance	UL and cUL, NEC Article 625, RoHS, Norma Oficial Mexicana (NOM)	
Protection	Over-Voltage Protection (OVP), Under-Voltage Protection (UVP), Over-Current Protection (OCP), Over-Temp Protection (OTP), Short-Circuit Protection UL approved input fuses (built in) short circuit rating: AC 200 kA RMS Symmetrical	
EMC Compliance	FCC Part 15 Class B, Industry Canada (IC), PTCRB	
ADA Compliance	Yes	
Energy Star Certified	Yes	
OPERATIONAL SPECIFICATIONS		
Enclosure Rating	NEMA Type 3R Indoor/Outdoor	
Operating Temperature	-30°C to +50°C (-22°F to +122°F)	
Storage Temperature	-40°C to +80°C (-40°F to +176°F)	
Operating Humidity	0 to 95% Relative Humidity, Non-Condensing	
Charger Dimensions	13.95″H × 10.65″W × 5.23″D	
Package Dimensions	19.57″L x 14.92″W x 16.61″D	19.57″L x 14.92″W x 16.61″D
Charger Weight (Unpackaged)	24.2lbs. (11kg)	25.3lbs. (11.5kg)
Charger Weight (Packaged)	30lbs. (13.6kg)	31lbs. (14kg)

ELECTRICAL WIRING SPECIFICATIONS					
Max. Continuous Current	Typical Circuit Breaker[3]	Typical Wire Specs[3]	Typical Conduit Size[3]	Blink IQ Conduit Size	Notes/Assumptions
12A	15A	Two #12AWG Wires (Line) One #12AW Wire (Ground)	1/2″	1″	≤ 150 ft. One-Way Distance ≤ 3% Voltage Drop
16A	20A	Two #10AWG Wires (Line) One #8AW Wire (Ground)	3/4″	1″	≤ 150 ft. One-Way Distance ≤ 3% Voltage Drop
24A	30A	Two #8AWG Wires (Line) One #10AW Wire (Ground)	3/4″	1″	≤ 150 ft. One-Way Distance ≤ 3% Voltage Drop
32A	40A	Two #8AWG Wires (Line) One #10AW Wire (Ground)	3/4″	1″	≤ 150 ft. One-Way Distance ≤ 3% Voltage Drop
40A	50A	Two #6AWG Wires (Line) One #8AW Wire (Ground)	3/4″	1″	≤ 150 ft. One-Way Distance ≤ 3% Voltage Drop







SECTION A-A

FOUNDATION SCHEDULE	
	EXPOSURE CATEGORY C
L	2'-0"
B	2'-0"
D	1'-6"
LONGITUDINAL REINF.	4 #5 BARS TOP & BOT @ 6" MAX
TRANSVERSE REINF.	4 #5 BARS TOP & BOT @ 6" MAX

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE
Item #2.		

Marlin Engineering
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505 FL PE Certificate No.: 0000831

ELECTRICAL ENGINEERING
WILLIAM PAUL PENNO
LICENSE NUMBER
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL 04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

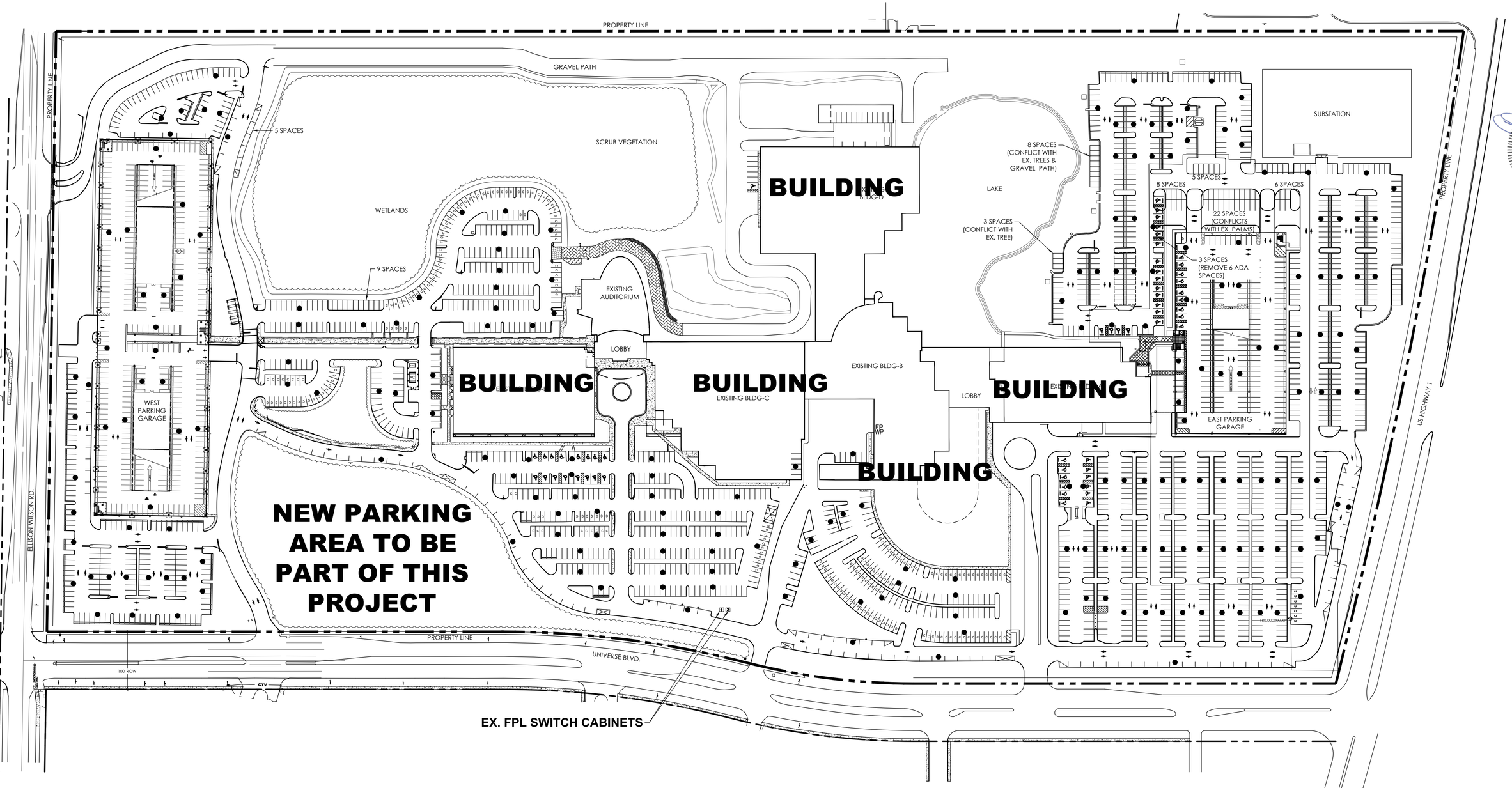
DESCRIPTION: EVC SPECIFICATIONS

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-0 101

SCOPE OF WORK: THE SCOPE OF WORK CONSISTS OF THE CONSTRUCTION OF THE INFRASTRUCTURE TO PROVIDE POWER TO ONE HUNDRED AND TWENTY ONE (121) ELECTRICAL VEHICLE CHARGERS, PARKING LOT LIGHTING AND MISCELLANEOUS LOADS (HOFFMAN BOXES, IRRIGATION CONTROL PANEL) AS PER THE FOLLOWING NOTES:

1. 1000 KVA TRANSFORMER TO BE FURNISHED & INSTALLED BY FPL.
2. TRANSFORMER PAD SHALL BE FURNISHED BY FPL & INSTALLED BY CONTRACTOR.
3. DISTRIBUTION EQUIPMENT: MDP & EV PANELS, H PANEL, & LIGHTING CONTROLS SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.
4. DISTRIBUTION EQUIPMENT CONCRETE PAD SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.
5. PULLBOXES SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.
6. CONDUIT & WIRING INDICATED ON THESE PLANS SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.
7. EV CHARGERS SHALL BE FURNISHED & INSTALLED BY OWNER.
8. ANY EQUIPMENT REQUIRED FOR THE SUCCESSFUL PERFORMANCE OF THE SYSTEM HEREBY DESIGNED SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.



Item #2.

No.	REVISION	DATE

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MEP ENGINEERING
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

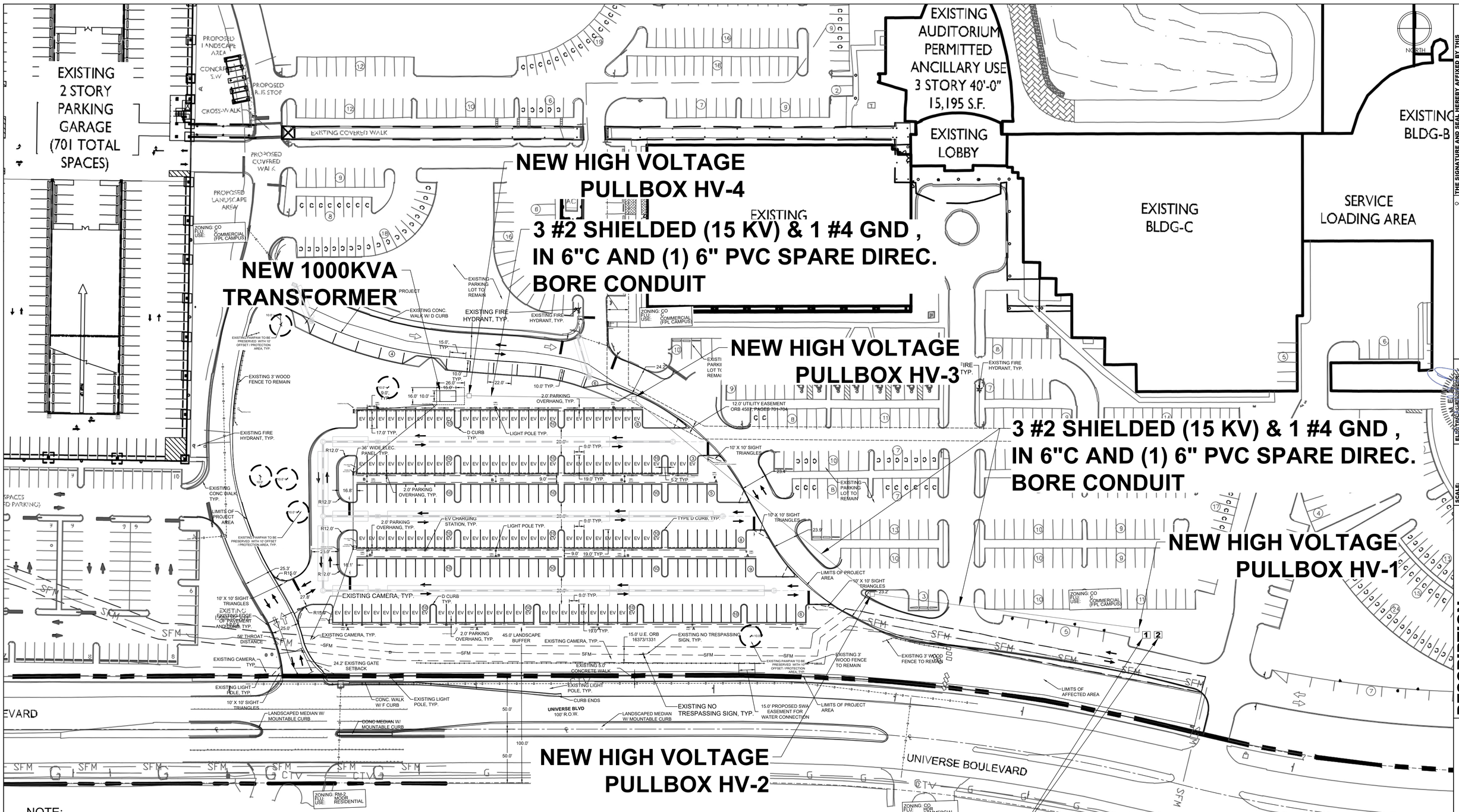
ELECTRICAL ENGINEER
WILLIAM PENA
FLORIDA P.E. # 82095
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	1"=80'
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION: OVERALL SITE PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE
03/11/2026
PROJECT NO.
M26002M
SHEET NUMBER
E-0 102



NOTE:

1. LOCATION OF PRIMARY PULLBOXES & ROUTING OF DIRECTIONAL BORE CONDUITS NEEDS TO BE CONFIRMED BY FPL.
2. NEW DIRECTIONAL BORE CONDUITS BETWEEN EXISTING FPL HV SWITCHES AND TRANSFORMER SHALL BE SUPPLIED BY FPL AND INSTALLED BY ELECTRICAL CONTRACTOR.
3. NEW HV WIRING SHALL BE SUPPLIED AND INSTALLED BY FPL.
4. NEW HV PULLBOXES' SIZE TO BE DETERMINED BY FPL.
5. NEW HV PULLBOXES TO BE SUPPLIED FPL AND INSTALLED BY ELECTRICAL CONTRACTOR.

NEW PARKING AREA TO BE PART OF THIS PROJECT
ENLARGED VIEW

Item #2.

No.	REVISION	DATE

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Mainieri Consulting Engineers, Inc.
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
WILLIAM MAINIERI
FLORIDA P.E. # 22025
STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL 04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1"=40'	WP	KM	WP

DESCRIPTION: HIGH VOLTAGE ELECTRICAL PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-04 103

GENERAL NOTES:

1. AVOID RUNNING CONDUITS IN LANDSCAPE AREA AS MUCH AS POSSIBLE.
2. ALL CONDUITS SHOWN ON THIS SHEET SHALL BE BURIED A MINIMUM OF 36" BELOW GRADE.
3. USE 1" CONDUIT ON ALL, UNLESS OTHERWISE STATED.
4. DIRECTIONAL DRILLING WILL GO AROUND OR UNDERNEATH THE EXFILTRATION TRENCH TO THE TRANSFORMER LOCATION.
5. DIRECTIONAL DRILLING WILL COMPLY WITH FPL STANDARDS FOR DIRECTIONAL DRILL AND MAKING CONNECTIONS TO THE TRANSFORMERS.
6. FPL WILL PROVIDE MATERIALS FOR CONTRACTOR'S INSTALLATION - INCLUDING CONCRETE PAD AND DIRECTIONAL DRILL CONDUIT. SEE SHEET E-17 FOR TRANSFORMER' S CONCRETE CAD DETAIL.

KEY NOTES

1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (6) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. (4) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (HOFFMAN BOXES CIRC H–2 & H–4)
12. 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (IRRIGATION CONTROL PANEL CIRC. H–6)
13. 1 CAT 6 COMMUNICATION CABLE IN 1" PVC SCHED 80 CONDUIT

NORTH

EXISTING PAWPAW TO BE PRESERVED WITH 10' OFFSET / PROTECTION AREA, TYP.

HOFFMAN BOX 1

PULLBOX HV-4
4" SCH80 HDD RELEASED FROM SWITCH CABINETS THROUGH DIRECTIONAL BORE. SEE DETAIL ON FOR SWITCH CABINET LOCATIONS

PULLBOX PB2

CAMERA POLE

IRRIGATION

2.0' PARKING OVERHANG, TYP.

9.0' TYP.

17.0' TYP.

EV

PULLBOX PB3

PANELS EV3 & EV4

44" X 46" X 5" CONCRETE PAD

19.0' TYP.

DURESS STATION VERIFY LOCATION WITH OWNER

PULLBOX PB5

PANELS EV7 & EV8

HOFFMAN BOX 2

SFM

UNIVERSE BLVD
100' R.O.W.

MIN. PULLBOX SIZE	
ID	SIZE W X L (IN)
PB	12 X 12 X 12 D
PB1	12 X 18
PB2	24 X 27
PB3	24 X 27 OR 21 X 33
PB4	24 X 24 OR 21 X 27
PB5	18 X 27 OR 21 X 21
PB6	12 X 18

NOTE: PB1 THRU PB6 SHALL BE 24" DEEP.

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Item #2.

No.	REVISION	DATE

MEP Engineering Group, Inc.
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
WILLIAM M. PENA
LICENSE NO. 82205
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1"-20'	WP	KM	WP

DESCRIPTION:
ELECTRICAL SITE PLAN
DISTRIBUTION CONDUIT & WIRING

PROJECT:
FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE
03/11/2026
PROJECT NO.
M26002M
SHEET NUMBER
E-0 104

Luminaire Schedule				M26002M-2P
Symbol	**Qty**	**Label**	**Arrangement**	**Description**
	10	A	Single	CURRENT: EALS04_H3AW740
	6	B	Back-Back	CURRENT: EALS04_H4AF740

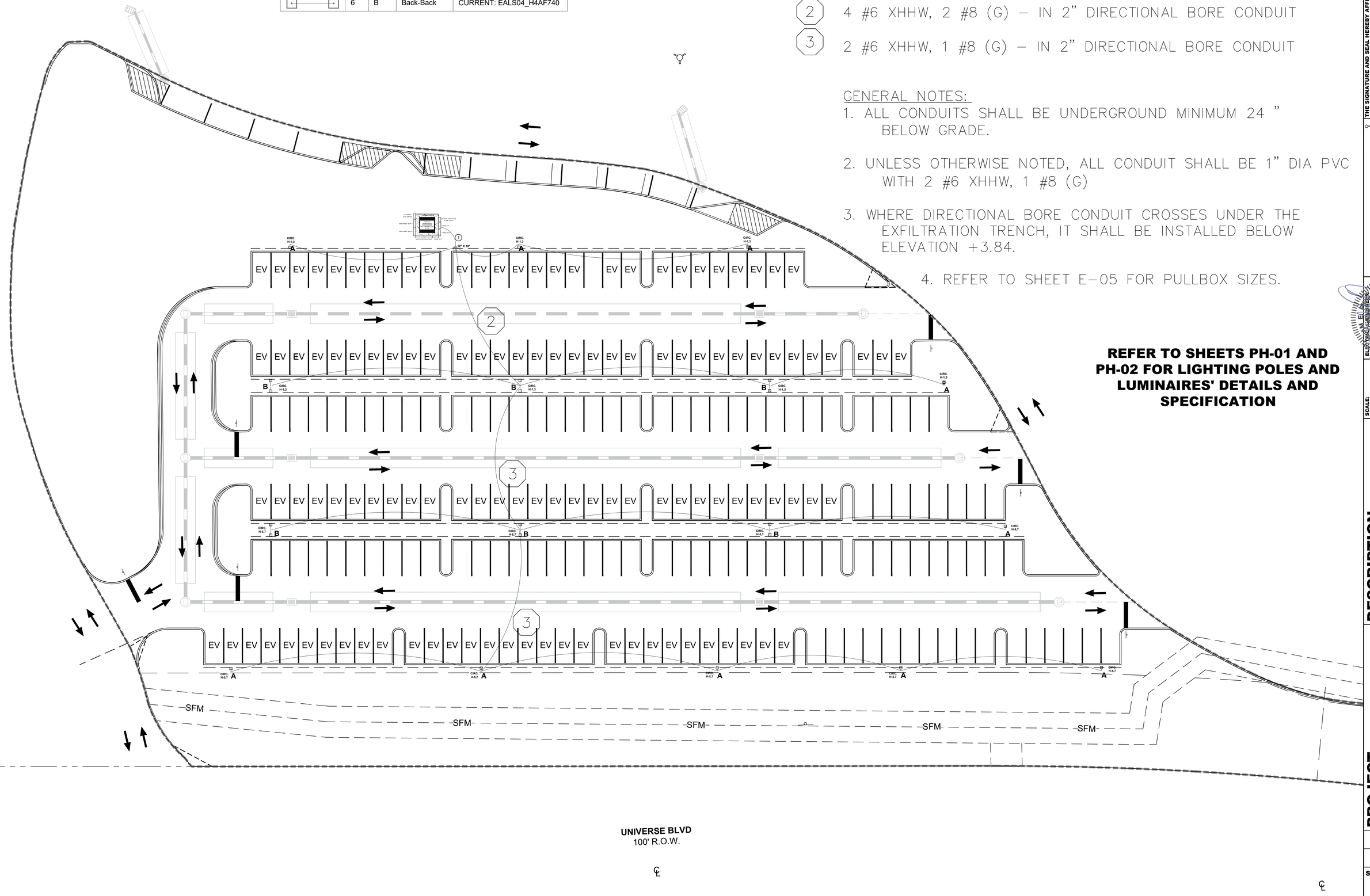
CONDUIT & WIRING SCHEDULE:

1. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" PVC CONDUIT
2. 4 #6 XHHW, 2 #8 (G) – IN 2" DIRECTIONAL BORE CONDUIT
3. 2 #6 XHHW, 1 #8 (G) – IN 2" DIRECTIONAL BORE CONDUIT

GENERAL NOTES:

1. ALL CONDUITS SHALL BE UNDERGROUND MINIMUM 24 " BELOW GRADE.
2. UNLESS OTHERWISE NOTED, ALL CONDUIT SHALL BE 1" DIA PVC WITH 2 #6 XHHW, 1 #8 (G)
3. WHERE DIRECTIONAL BORE CONDUIT CROSSES UNDER THE EXFILTRATION TRENCH, IT SHALL BE INSTALLED BELOW ELEVATION +3.84.
4. REFER TO SHEET E–05 FOR PULLBOX SIZES.

NORTH



REFER TO SHEETS PH-01 AND PH-02 FOR LIGHTING POLES AND LUMINAIRES' DETAILS AND SPECIFICATION

Item #2.

No.	REVISION	DATE

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MALTA ENGINEERING, INC.
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456–3505
FL PE Certificate No.: 0000873

ELECTRONIC SIGNATURE AND SEAL
WILLIAM PEÑA
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA P.E. # 82075
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: PARKING LOT LIGHTING ELECTRICAL PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-05

NORTH

EXISTING PAWPAW TO BE PRESERVED WITH 10' OFFSET / PROTECTION AREA, TYP.

10.0'

IRRIGATION

CAMERA POLE

PULLBOX PB2

HOFFMAN BOX 1

PULLBOX HV-4
3-4" SCH40 HDPE RELOCATED FROM SWITCH CABINETS THROUGH DIRECTIONAL BORE. SEE SHEET E-1 FOR SWITCH CABINET LOCATIONS

2.0' PARKING OVERHANG, TYP.

EV

9.0' TYP.

17.0' TYP.

EVCs BAY A (QTY 28)

PULLBOX PB3

PANELS EV3 & EV4

44" X 46" X 5" CONCRETE PAD

19.0' TYP.

DURESS STATION VERIFY LOCATION WITH OWNER

EVCs BAY B (QTY 33)

PULLBOX PB4

PANELS EV1 & EV2

EVCs BAY C (QTY 30)

PULLBOX PB5

PANELS EV5 & EV6

EVCs BAY D (QTY 30)

HOFFMAN BOX 2

SFM

EXISTING PAWPAW TO BE PRESERVED WITH 10' OFFSET / PROTECTION AREA, TYP.

UNIVERSE BLVD
100' R.O.W.

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE

Mainline Engineering Group, Inc.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

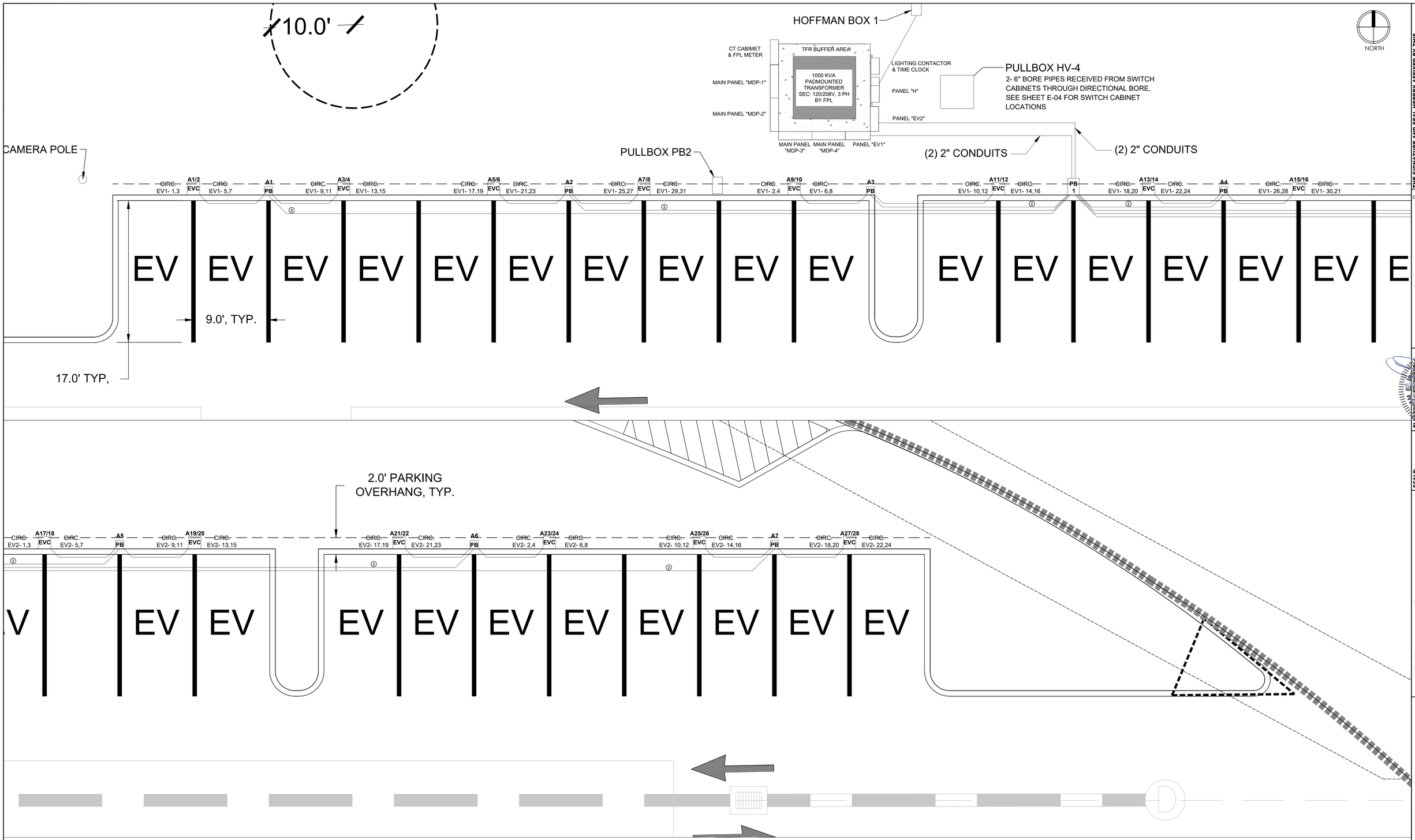
ELECTRICAL ENGINEER
WILLIAM M. PENG
FLORIDA P.E. # 82075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	1"=20'
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION:
ELECTRICAL VEHICLE CHARGERS PLAN

PROJECT:
FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE
03/11/2026
PROJECT NO.
M26002M
SHEET NUMBER
E-0 106



GENERAL NOTES:

1. AVOID RUNNING CONDUITS IN LANDSCAPE AREA AS MUCH AS POSSIBLE.
2. ALL CONDUITS SHOWN ON THIS SHEET SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE (TOP OF CONDUIT).
3. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE 1" PVC W/ 4 #6 THWM, 1 #8 (G).
4. ALL EVC PEDESTALS ARE DOUBLE EV CHARGERS UNLESS OTHERWISE INDICATED.
5. AT EV CHARGERS' LOCATIONS, TERMINATE CONDUIT 6" ABOVE THE TOP OF FOUNDATION.
6. AT EV CHARGERS' LOCATIONS, PROVIDE A 6' SLACK ON ALL WIRES BEYOND THE TOP OF THE CONDUIT. WATER PROOF TOP OF CONDUIT WITH APPROPRIATE SEALING MATERIAL.
7. REFER TO SHEET E-05 FOR PULLBOX SIZES.

KEY NOTES:

① 12 #6 THWN, 6 # 8 (G) IN 2" PVC CONDUIT.
② 8 #6 THWN, 4 # 8 (G) IN 1-1/2" PVC CONDUIT.
③ 8 #4 THWN, 4 # 8 (G) IN 2" PVC CONDUIT.
④ 6 #4 THWN, 3 # 8 (G) IN 1-1/4" PVC CONDUIT.
⑤ 2 #4 THWN, 1 # 8 (G) IN 1" PVC CONDUIT.

Item #2.

No.	REVISION	DATE

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

Martinez Engineering
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

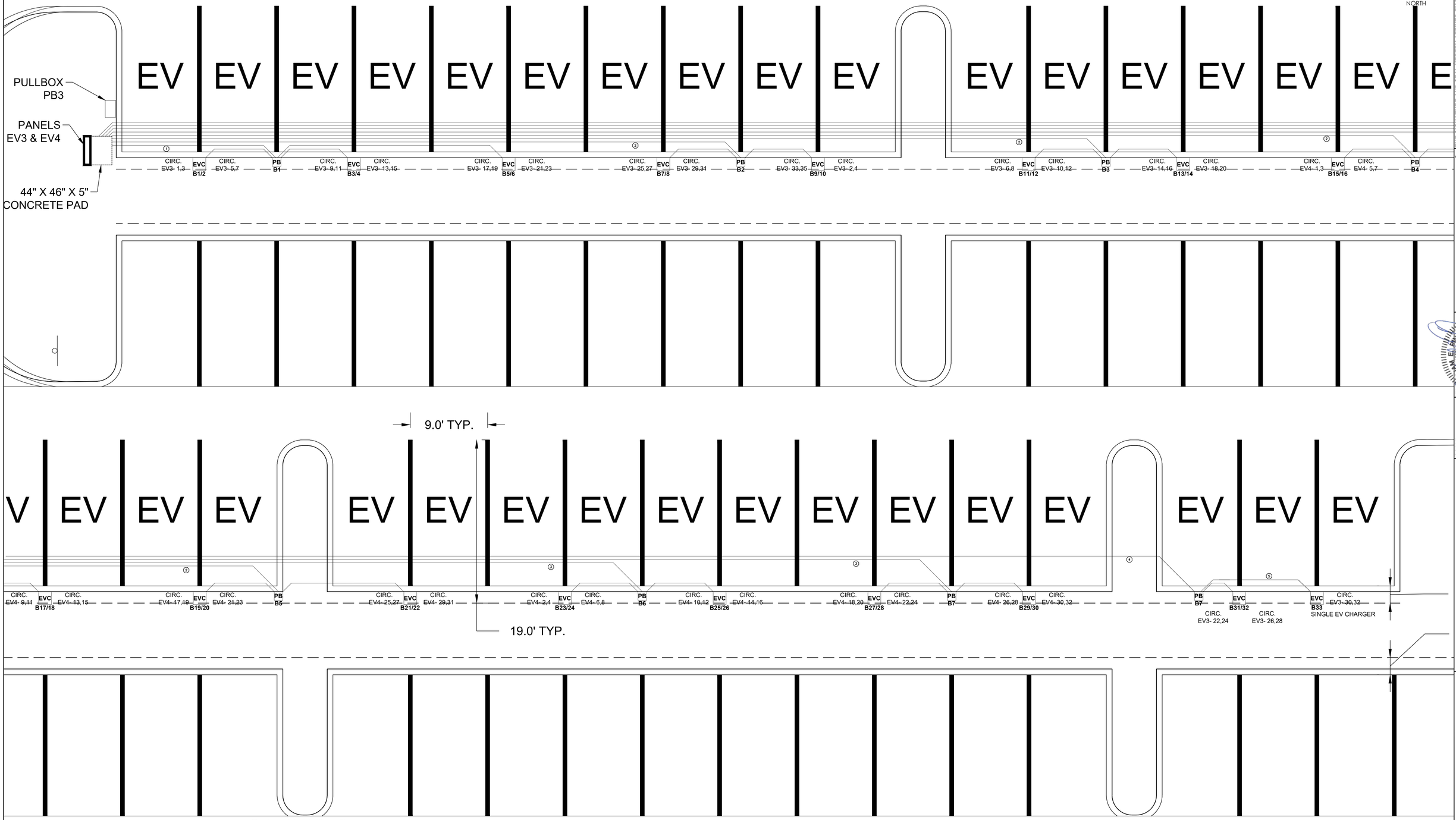
ELECTRICAL ENGINEER
WILLIAM M. FRANCO
FLORIDA P.E. # 82975
STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	1"-5'
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION:
EVC BAY A CONDUIT & WIRING PLAN

PROJECT:
FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-0 107



GENERAL NOTES:

1. AVOID RUNNING CONDUITS IN LANDSCAPE AREA AS MUCH AS POSSIBLE.
2. ALL CONDUITS SHOWN ON THIS SHEET SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE (TOP OF CONDUIT).
3. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE 1" PVC W/ 4 #6 THWM, 1 #8 (G).
4. ALL EVC PEDESTALS ARE DOUBLE EV CHARGERS UNLESS OTHERWISE INDICATED.
5. AT EV CHARGERS' LOCATIONS, TERMINATE CONDUIT 6" ABOVE THE TOP OF FOUNDATION.
6. AT EV CHARGERS' LOCATIONS, PROVIDE A 6' SLACK ON ALL WIRES BEYOND THE TOP OF THE CONDUIT. WATER PROOF TOP OF CONDUIT WITH APPROPRIATE SEALING MATERIAL.
7. REFER TO SHEET E-05 FOR PULLBOX SIZES.

KEY NOTES:

① 12 #6 THWN, 6 # 8 (G) IN 2" PVC CONDUIT.
② 8 #6 THWN, 4 # 8 (G) IN 1-1/2" PVC CONDUIT.
③ 8 #4 THWN, 4 # 8 (G) IN 2" PVC CONDUIT.
④ 6 #4 THWN, 3 # 8 (G) IN 1-1/4" PVC CONDUIT.
⑤ 2 #4 THWN, 1 # 8 (G) IN 1" PVC CONDUIT.

Item #2.

No.	REVISION	DATE

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MEP Engineers, Inc.
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505 FL PE Certificate No.: 0000831

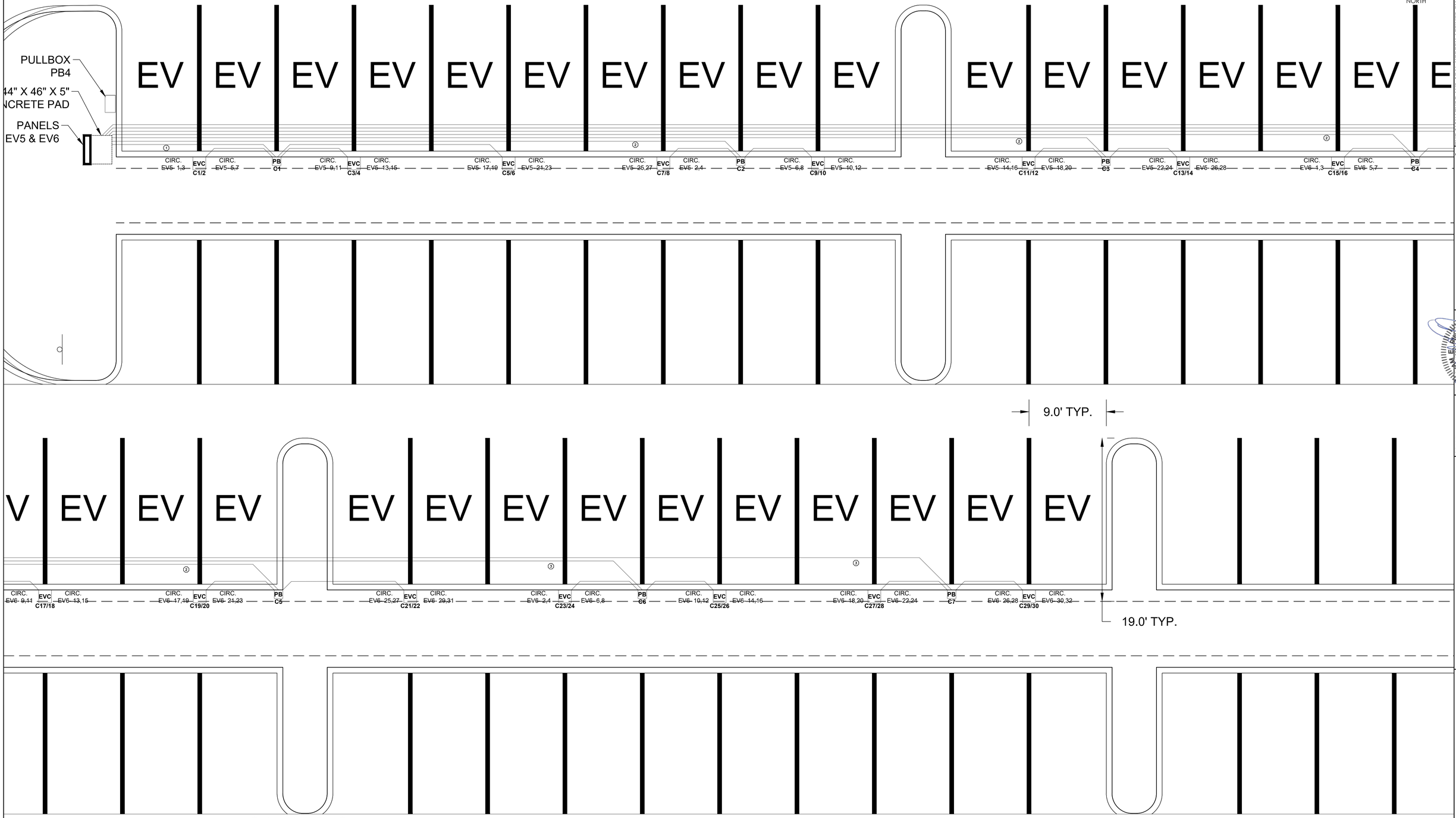
ELECTRICAL ENGINEER
WILLIAM M. PENA
FLORIDA P.E. # 82075
STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	1"=5'
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION: EVC BAY B CONDUIT & WIRING PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-0 108



GENERAL NOTES:

1. AVOID RUNNING CONDUITS IN LANDSCAPE AREA AS MUCH AS POSSIBLE.
2. ALL CONDUITS SHOWN ON THIS SHEET SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE (TOP OF CONDUIT).
3. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE 1" PVC W/ 4 #6 THWM, 1 #8 (G).
4. ALL EVC PEDESTALS ARE DOUBLE EV CHARGERS UNLESS OTHERWISE INDICATED.
5. AT EV CHARGERS' LOCATIONS, TERMINATE CONDUIT 6" ABOVE THE TOP OF FOUNDATION.
6. AT EV CHARGERS' LOCATIONS, PROVIDE A 6' SLACK ON ALL WIRES BEYOND THE TOP OF THE CONDUIT. WATER PROOF TOP OF CONDUIT WITH APPROPRIATE SEALING MATERIAL.
7. REFER TO SHEET E-05 FOR PULLBOX SIZES.

KEY NOTES:

① 12 #6 THWN, 6 # 8 (G) IN 2" PVC CONDUIT.
② 8 #6 THWN, 4 # 8 (G) IN 1-1/2" PVC CONDUIT.
③ 8 #4 THWN, 4 # 8 (G) IN 2" PVC CONDUIT.
④ 6 #4 THWN, 3 # 8 (G) IN 1-1/4" PVC CONDUIT.
⑤ 2 #4 THWN, 1 # 8 (G) IN 1" PVC CONDUIT.

Item #2.

No.	REVISION	DATE

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

MEP, INC.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

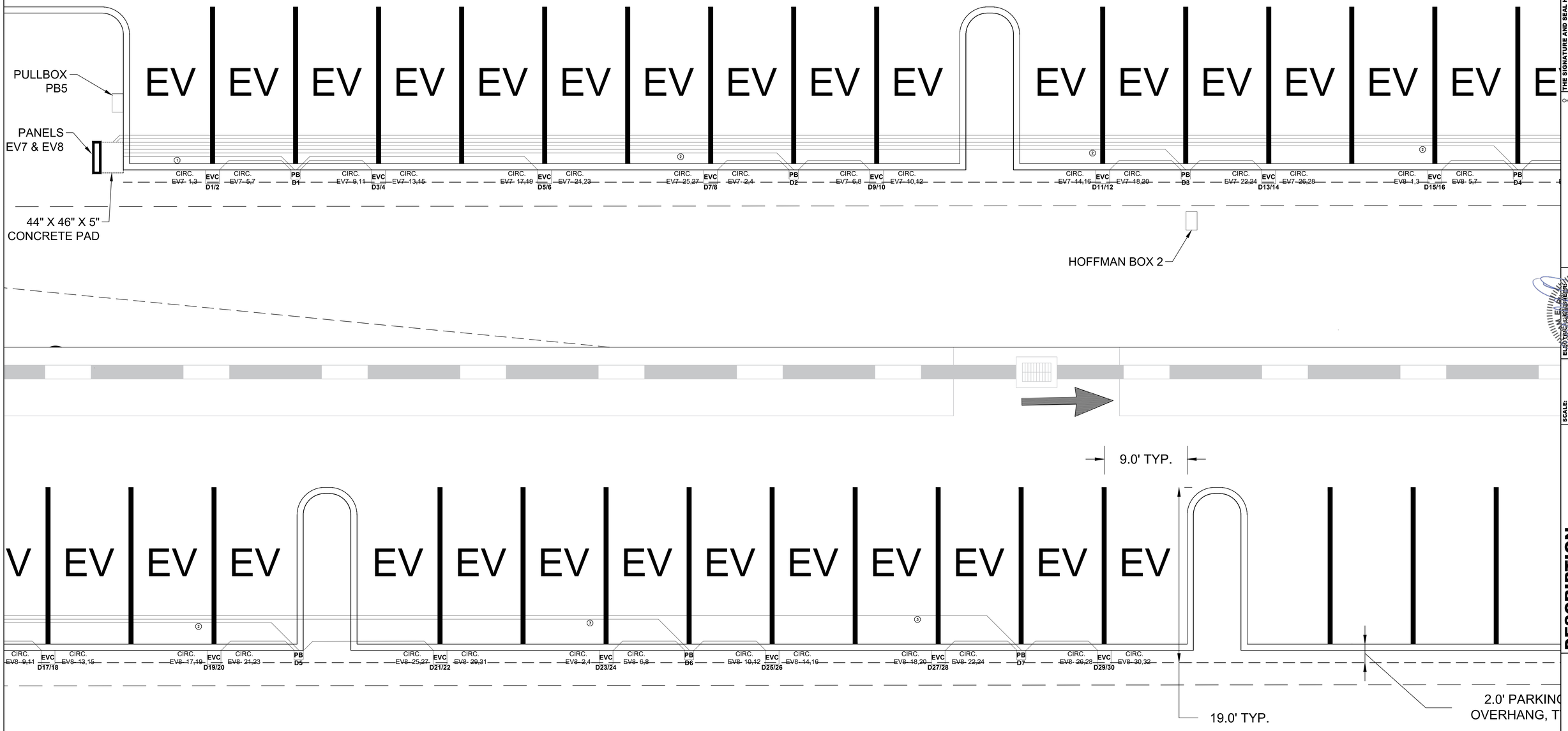
ELECTRICAL ENGINEER
WILLIAM M. PENG
FLORIDA P.E. # 82075
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1"=5'	WP	KM	WP

DESCRIPTION: EVC BAY C CONDUIT & WIRING PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 109



GENERAL NOTES:

1. AVOID RUNNING CONDUITS IN LANDSCAPE AREA AS MUCH AS POSSIBLE.
2. ALL CONDUITS SHOWN ON THIS SHEET SHALL BE PLACED A MINIMUM OF 24" BELOW GRADE (TOP OF CONDUIT).
3. UNLESS OTHERWISE NOTED, ALL CONDUITS SHALL BE 1" PVC W/ 4 #6 THWM, 1 #8 (G).
4. ALL EVC PEDESTALS ARE DOUBLE EV CHARGERS UNLESS OTHERWISE INDICATED.
5. AT EV CHARGERS' LOCATIONS, TERMINATE CONDUIT 6" ABOVE THE TOP OF FOUNDATION.
6. AT EV CHARGERS' LOCATIONS, PROVIDE A 6' SLACK ON ALL WIRES BEYOND THE TOP OF THE CONDUIT. WATER PROOF TOP OF CONDUIT WITH APPROPRIATE SEALING MATERIAL.
7. REFER TO SHEET E-05 FOR PULLBOX SIZES.

KEY NOTES:

① 12 #6 THWN, 6 # 8 (G) IN 2" PVC CONDUIT.
② 8 #6 THWN, 4 # 8 (G) IN 1-1/2" PVC CONDUIT.
③ 8 #4 THWN, 4 # 8 (G) IN 2" PVC CONDUIT.
④ 6 #4 THWN, 3 # 8 (G) IN 1-1/4" PVC CONDUIT.
⑤ 2 #4 THWN, 1 # 8 (G) IN 1" PVC CONDUIT.

Item #2.

No.	REVISION	DATE

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

MEP Engineers, Inc.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

ELECTRICAL ENGINEER OF RECORD
WILLIAM M. PENG
FLORIDA P.E. # 82095
STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1"-5"	WP	KM	WP

DESCRIPTION: EVC BAY D CONDUIT & WIRING PLAN

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

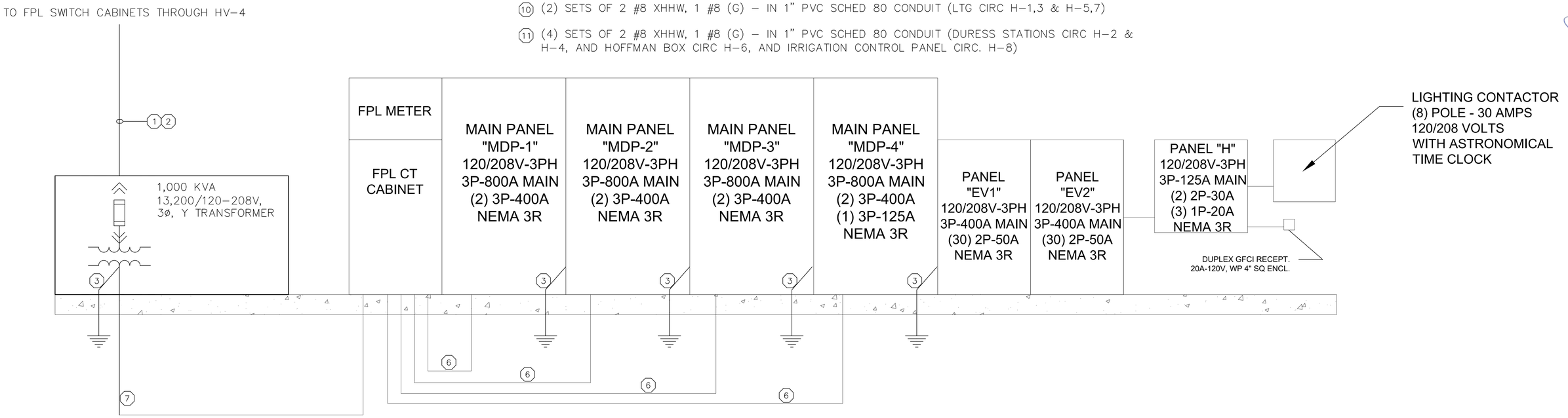
DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 110

GENERAL NOTES:

1. DIRECTIONAL DRILLING WILL GO AROUND OR UNDERNEATH THE EXFILTRATION TRENCH TO THE TRANSFORMER LOCATION.
2. DIRECTIONAL DRILLING WILL COMPLY WITH FPL STANDARDS FOR DIRECTIONAL DRILL AND MAKING CONNECTIONS TO THE TRANSFORMERS.
3. FPL WILL PROVIDE MATERIALS FOR CONTRACTOR'S INSTALLATION - INCLUDING CONCRETE PAD AND DIRECTIONAL DRILL CONDUIT. SEE SHEET E-17 FOR TRANSFORMER' S CONCRETE CAD DETAIL.
4. NEW CONDUITS BETWEEN EXISTING FPL HV SWITCHES AND TRANSFORMER SHALL BE SUPPLIED BY FPL AND INSTALLED BY ELECTRICAL CONTRACTOR.
5. NEW HV WIRING SHALL BE SUPPLIED AND INSTALLED BY FPL.
6. NEW HV PULLBOXES TO BE SUPPLIED AN INSTALLED BY ELECTRICAL CONTRACTOR.

KEY NOTES

1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (8) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" RGS CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. (4) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (DURESS STATIONS CIRC H–2 & H–4, AND HOFFMAN BOX CIRC H–6, AND IRRIGATION CONTROL PANEL CIRC. H–8)



MAIN ELECTRICAL RISER DIAGRAM- NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE

Item #2.

MainTech
ENGINEERING
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEERING
WILLIAM MAINA PEREZ
FLORIDA P.E. # 82095
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: MAIN ELECTRICAL RISER DIAGRAM

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 111

KEY NOTES

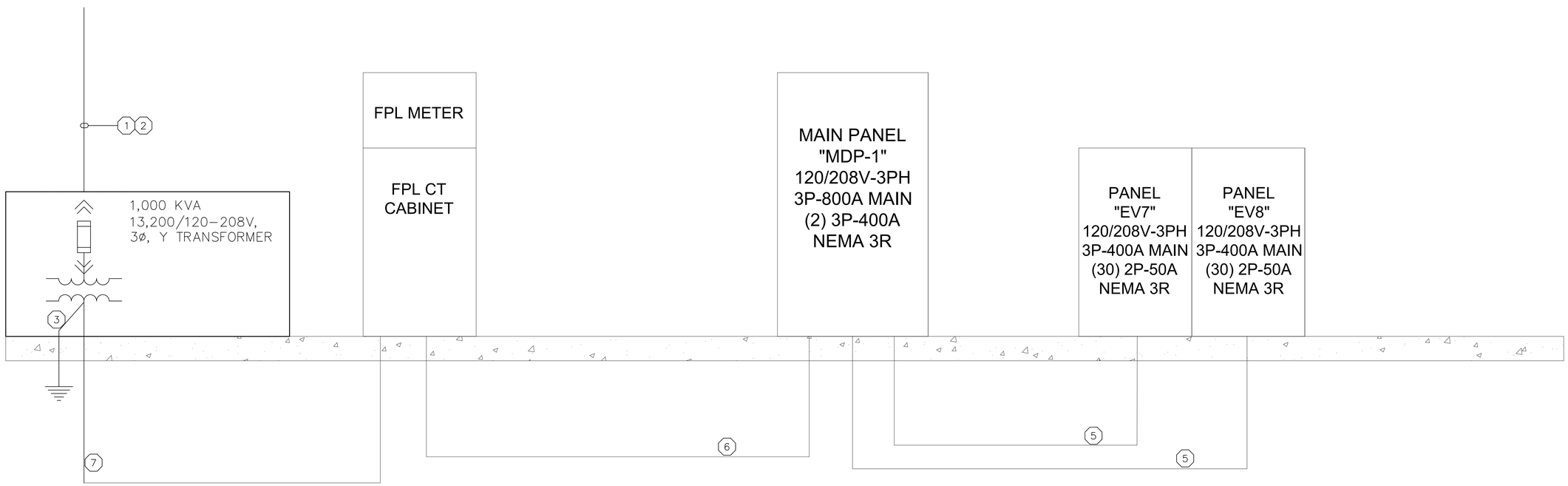
1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (8) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" RGS CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. (4) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (DURESS STATIONS CIRC H–2 & H–4, AND HOFFMAN BOX CIRC H–6, AND IRRIGATION CONTROL PANEL CIRC. H–8)

NEW PANEL 'MDP1'

TYPE: NEMA 3R — MAIN 800A
SERVICE: 120/208V, 3PH, 4W — LUGS: 800A
MOUNTING: SURFACE

CKT. NO.	NAMEPLATE DESIGNATION	DEMAND LOAD		PROTECTION			WIRE AND CONDUIT
		KVA	AMP	POLES	FRAME	C. B.	
1	NEW PANEL EV7	94.1	326.0	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
2	NEW PANEL EV8	107.5	373.1	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
3							
4							
5							
6							
	TOTAL LOAD	**201.6**	**699.1**				

NEW MAIN BKR: 3P/800AMPS — **MAIN FEEDER: (2) RUNS OF (4) # 500MCM THWN IN 3" PVC COND.**



MDP-1 ELECTRICAL RISER DIAGRAM- NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE

Main Engineering
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
WILLIAM MAIN PE#82676
STATE OF FLORIDA
PROFESSIONAL ENGINEER
04/10/2026
SEAL

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: PANEL MDP-1 ELECTRICAL RISER DIAGRAM

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 112

KEY NOTES

1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (8) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" RGS CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. (4) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (DURESS STATIONS CIRC H–2 H–4, AND HOFFMAN BOX CIRC H–6, AND IRRIGATION CONTROL PANEL CIRC. H–8)

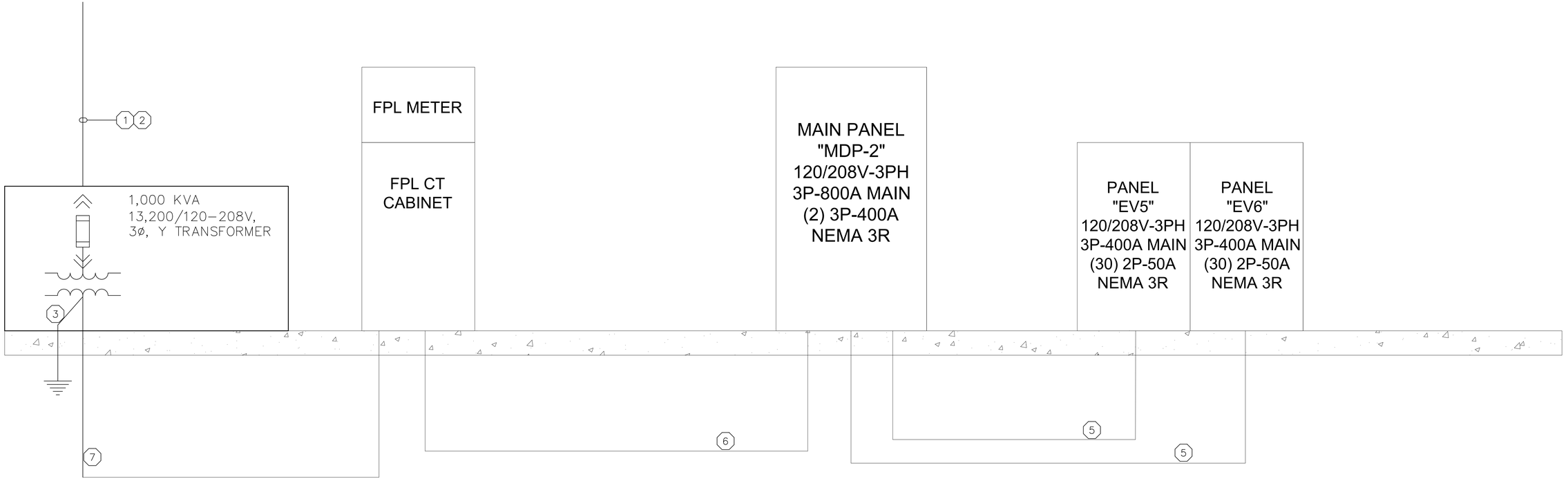
NEW PANEL 'MDP2'

TYPE: NEMA 3R — MAIN 800A
SERVICE: 120/208V, 3PH, 4W — LUGS: 800A
MOUNTING: SURFACE

CKT. NO.	NAMEPLATE DESIGNATION	DEMAND LOAD KVA	DEMAND LOAD AMP	PROTECTION POLES	PROTECTION FRAME	PROTECTION C. B.	WIRE AND CONDUIT
1	NEW PANEL EV5	94.1	326.0	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
2	NEW PANEL EV6	107.5	373.1	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
3							
4							
5							
6							
	TOTAL LOAD	**201.6**	**699.1**				

NEW MAIN BKR: 3P/800AMPS — **MAIN FEEDER: (2) RUNS OF (4) # 500MCM THWN IN 3" PVC COND.**

TO FPL SWITCH CABINETS THROUGH HV–4



MDP-2 ELECTRICAL RISER DIAGRAM- NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE

MARTINEZ ENGINEERING GROUP
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEERING — WILLIAM M. FRANCO — FLORIDA P.E. # 82015 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — SEAL — 04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: PANEL MDP-2 ELECTRICAL RISER DIAGRAM

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1

KEY NOTES

1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (8) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" RGS CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. (4) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (DURESS STATIONS CIRC H–2 & H–4, AND HOFFMAN BOX CIRC H–6, AND IRRIGATION CONTROL PANEL CIRC. H–8)

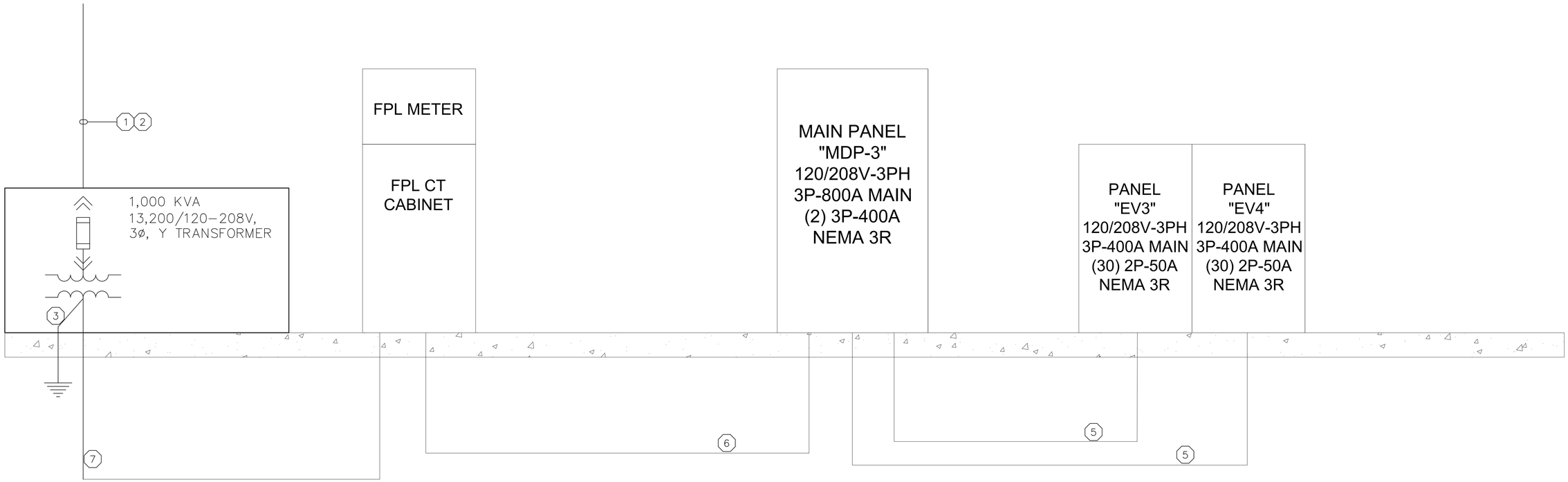
NEW PANEL 'MDP3'

TYPE: NEMA 3R — MAIN 800A
SERVICE: 120/208V, 3PH, 4W — LUGS: 800A
MOUNTING: SURFACE

CKT. NO.	NAMEPLATE DESIGNATION	DEMAND LOAD KVA	DEMAND LOAD AMP	PROTECTION POLES	PROTECTION FRAME	PROTECTION C. B.	WIRE AND CONDUIT
1	NEW PANEL EV3	114.2	369.4	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
2	NEW PANEL EV4	107.5	373.1	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
3							
4							
5							
6							
	TOTAL LOAD	**221.7**	**742.5**				

NEW MAIN BKR: 3P/800AMPS — **MAIN FEEDER: (2) RUNS OF (4) # 500MCM THWN IN 3" PVC COND.**

TO FPL SWITCH CABINETS THROUGH HV–4



MDP-3 ELECTRICAL RISER DIAGRAM- NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE	BY

Item #2.

Martinez Engineering
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

ELECTRICAL ENGINEER
WILLIAM M. FUNG
FLORIDA REG. # 82076
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
NTS	WP	KM	WP

DESCRIPTION: PANEL MDP-3 ELECTRICAL RISER DIAGRAM

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 114

KEY NOTES

1. 3 #2 SHIELDED (15 KV) & 1 #4 GND , IN 6"C.
2. 6" PVC SPARE CONDUIT
3. 1 #3/0 BARE TO GROUND GRID
4. 4 #2 XHHW, 1 #6 (G) – IN 1–1/2" PVC SCHED 80 CONDUIT
5. 4 #500MCM XHHW, 1 #1/0 (G) – IN 3" PVC SCHED 80 CONDUIT
6. (2) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
7. (8) SETS OF 4 #500MCM XHHW – IN 3" PVC SCHED 80 CONDUIT EACH
8. 4 #6 XHHW, 2 #8 (G) – IN 1–1/2" RGS CONDUIT
9. 2 #12 XHHW, 1 #12 (G) – IN 3/4" RGS CONDUIT
10. (2) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (LTG CIRC H–1,3 & H–5,7)
11. (4) SETS OF 2 #8 XHHW, 1 #8 (G) – IN 1" PVC SCHED 80 CONDUIT (DURESS STATIONS CIRC H–2 & H–4, AND HOFFMAN BOX CIRC H–6, AND IRRIGATION CONTROL PANEL CIRC. H–8)

NEW PANEL 'MDP4'

TYPE: NEMA 3R — MAIN 800A
SERVICE: 120/208V, 3PH, 4W — LUGS: 800A
MOUNTING: SURFACE

CKT. NO.	NAMEPLATE DESIGNATION	DEMAND LOAD KVA	DEMAND LOAD AMP	PROTECTION POLES	PROTECTION FRAME	PROTECTION C. B.	WIRE AND CONDUIT
1	NEW PANEL EV1	107.5	373.1	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
2	NEW PANEL EV2	80.6	279.8	3	400	400	4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT
3	NEW PANEL H	7.2	25.0	3	400	125	4 #2 XHHW, 1 #6 (G) - IN 1-1/2" PVC SCHED 80 CONDUIT
4							
5							
6							
	TOTAL LOAD	**195.3**	**677.9**				

NEW MAIN BKR: 3P/800AMPS — **MAIN FEEDER: (2) RUNS OF (4) # 500MCM THWN IN 3" PVC COND.**

NEW PANEL 'H'

MAIN BREAKER: 3P 125 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

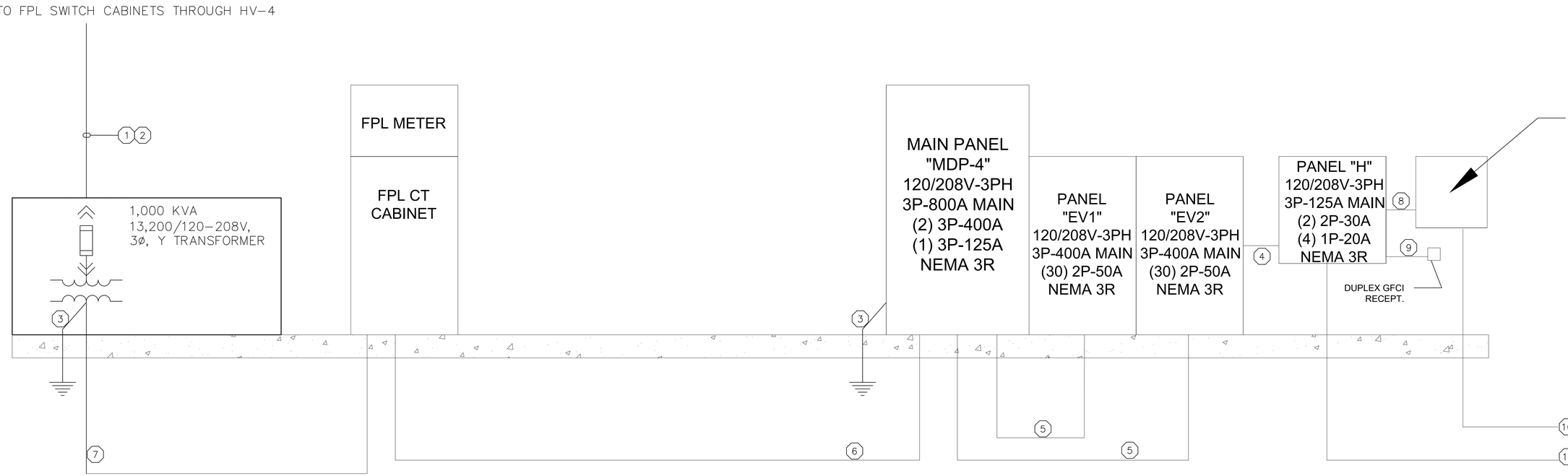
CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	LOAD (KVA) B	LOAD (KVA) C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	PARKING LOT LIGHTING	6	30-2	0.6	0.6		20-1	8	HOFFMAN BOXES	2
3					0.6	0.6	20-1	8	HOFFMAN BOXES	4
5	PARKING LOT LIGHTING	6	30-2	0.6		0.6	20-1	8	IRRIGATION PNL	6
7				0.6	1.0		20-1	8	GFCI RECPT.	8
9	SPARE		20-1		1.0	1.0	20-1		SPARE	10
11										12
13										14
15										16
17										18
19										20
21										22
23										24
			TOTALS	1.8	3.2	2.2	KVA			

TOTAL LOAD: 7.2 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'H'

HOUSE DEMAND LOAD AT 100%	7.2 KVA
TOTAL DEMAND LOAD:	7.2 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	20.0 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	25.0 AMPS

FEEDER: 4 #2 XHHW, 1 #6 (G) - IN 1-1/2" PVC SCHED 80 CONDUIT



MDP-4 ELECTRICAL RISER DIAGRAM- NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE

Item #2.

Miller Legg
2445 SW 48th Street Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000731

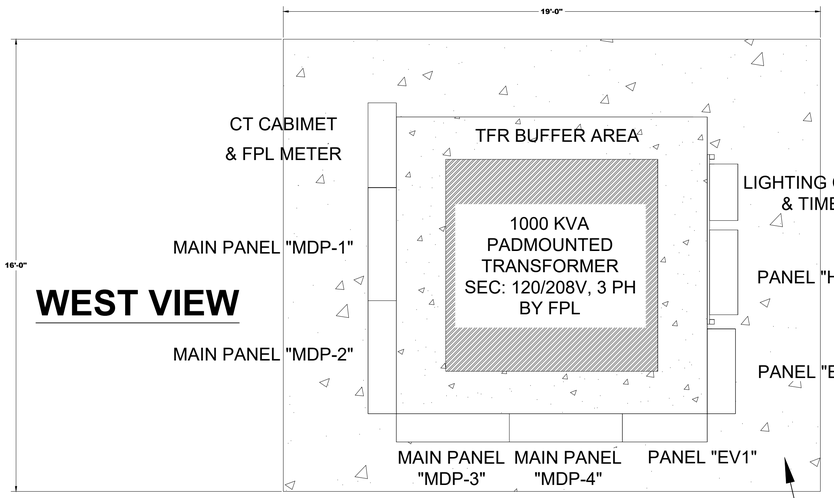
ELECTRICAL ENGINEER
WILLIAM M. PANG
FLORIDA P.E. # 82095
STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL 04/10/2026

SCALE: NTS
DESIGNED BY: WP
DRAWN BY: KM
CHECKED BY: WP

DESCRIPTION: PANEL MDP-4 ELECTRICAL RISER DIAGRAM

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 115



WEST VIEW

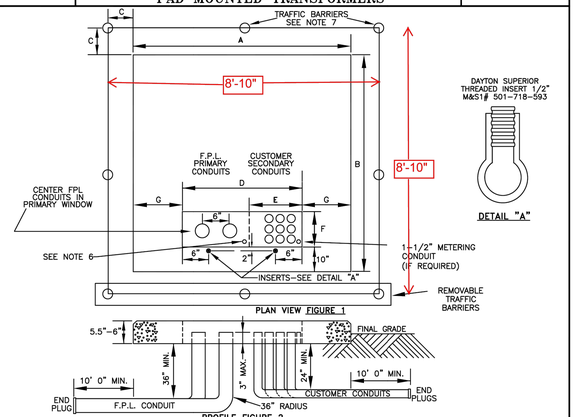
EAST VIEW

SOUTH VIEW

ELECTRICAL EQUIPMENT PAD

MAIN DISTRIBUTION & TRANSFORMER AREA

UX-116.1.1	CONCRETE FOUNDATION CONSTRUCTION DETAILS FOR 750 TO 2,500KVA 3Ø RADIAL & LOOP TYPE PAD MOUNTED TRANSFORMERS	UX-116.1.1



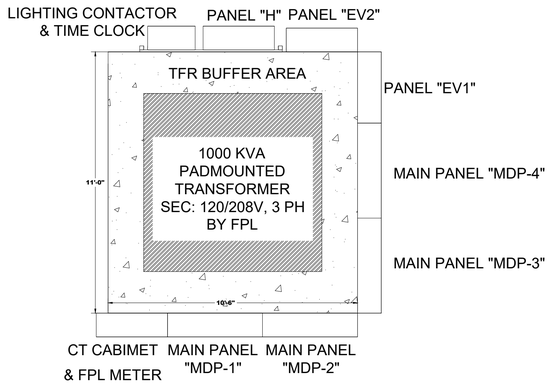
PAD M&S NUMBER	WEIGHT	TRANSFORMER KVA	SECONDARY VOLTAGE	MAX. NUMBER OF CONDUCTORS & SIZE		MAX. NUMBER OF CONDUITS & SIZES	A	B	C	D	E	F	G
162-750-120	2,700LBS	750	277/480 V	8 SETS 8 SETS 6 SETS	SMALLER THAN 750 KCMIL 750KCMIL AL 750KCMIL CU*	8 - 5" MAX 8 - 5" MAX 6 - 5" MAX	78	78	18	60	25	21	9
162-750-120	2,700LBS	750	120/208 V	12 SETS 8 SETS 6 SETS	SMALLER THAN 750 KCMIL 750KCMIL AL 750KCMIL CU*	12 - 5" MAX 8 - 5" MAX 6 - 5" MAX	78	78	18	60	25	21	9
162-100-000	3,600LBS	1000	120/208 V OR 277/480 V	12 SETS 8 SETS 6 SETS	SMALLER THAN 750 KCMIL 750KCMIL AL 750KCMIL CU*	12 - 5" MAX 8 - 5" MAX 6 - 5" MAX	88	88	18	60	25	21	14
162-150-200	4,050LBS	1500-2000	277/480 V	12 SETS 8 SETS 6 SETS	SMALLER THAN 750 KCMIL 750KCMIL AL 750KCMIL CU*	12 - 5" MAX 8 - 5" MAX 6 - 5" MAX	94	94	18	64	26	21	15
162-250-025	5,050LBS	2500	277/480 V	12 SETS	750 KCMIL OR SMALLER*	12 - 5" MAX	106	106	18	66	28	26	20

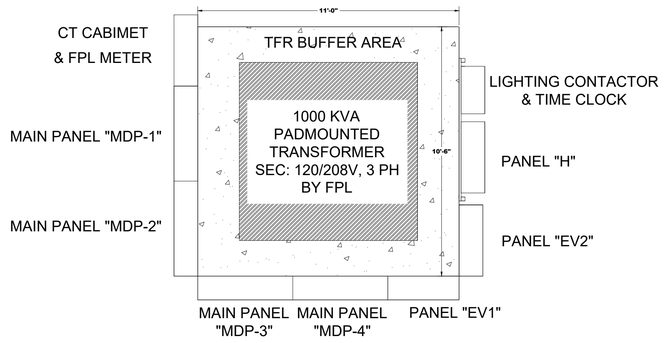
NOTES:
1. FOR CONSTRUCTION DETAILS AND INSTALLATION GUIDELINES, SEE UX-116.1.2 AND UX-116.1.3.
2. (*) CABLES LARGER THAN 500 CU WILL REQUIRE MULTITAP CONNECTORS M&S# 103-806-300 AND M&S# 103-806-400.
3. FOR ANY NEW INSTALLATION WHICH HAS MORE THAN 6 SETS OF 750 KCMIL CU OR MORE THAN 12 SETS OF A SMALLER SIZE CONDUCTOR, IT IS RECOMMENDED TO USE THE LARGE THREE -PHASE SECONDARY CABINET, M&S# 161-401-003, AS SHOWN IN DCS 1-75.0.0.
4. #4 TYPE OF STEEL RE-BAR (1/2") ON ALL 4 CORNERS.
5. 6" X 6" WIRE MESH SURROUNDING ALL OPENINGS.
6. INSTALL 2" SLEEVE FOR GROUND ROD, 48" LONG.
7. FOR TRAFFIC BARRIERS INFORMATION REFER TO UN-21.0.0.
8. REFER TO 1-63.0.1 FOR ADDITIONAL DETAILS.
9. USE APPROVED TOOL M&S# 594-106-003 FOR LIFTING AND HANDLING THESE PADS.
10. IF CT'S ARE REQUIRED, CABLES/CONDUITS REQUIRING CT METERING MUST BE PLACED TOWARDS THE FRONT OF THE PAD.
11. A SECONDARY CABINET IS REQUIRED FOR ALL NON-LISTED NEW INSTALLATIONS.
12. SECURE TRANSFORMER'S CABINET TO THE PAD USING CLIP PROVIDED BY THE TRANSFORMER'S MANUFACTURER OR M&S# 141-463-001.

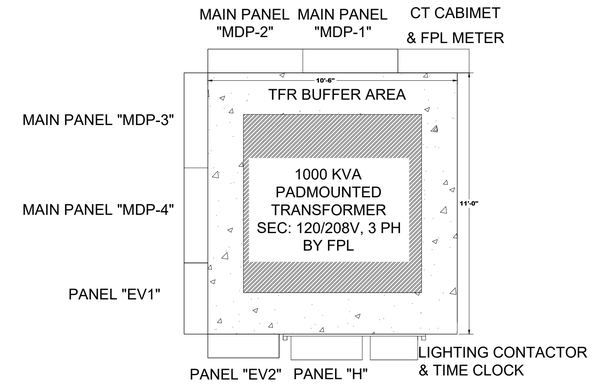
NO.	DATE	REVISION	ORIG.	DRAWN	APPR.
15	05/25/23	ADD NOTE 12	ARR	JXG	DC
14	9/8/22	UPDATE NOTES	ARR	GXN	DC
13	8/27/20	ADD NOTE 11 & UPDATE TABLE	ARR	GXS	RDH
12	8/26/19	UPDATE NOTE 8	ARR	ELS	RDH

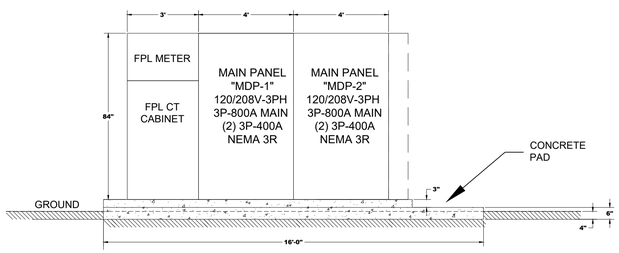
F P L
OH & UG DISTRIBUTION SYSTEM STANDARDS
ORIGINATOR: MV — DRAWN BY: E. SCHILLING
DATE: 10/9/96 — APPROVED: J.J. MCEVOY — NO SCALE
SUPERVISOR, OH/UG PRODUCT SUPPORT SERVICES

NOTES:
1. CT CABINET & METER, MDP PANELS & EV PANELS SHALL BE MOUNTED DIRECTLY ONTO OF A CONCRETE PAD.
2. H PANEL, LIGHTING CONTACTOR & TIME CLOCK SHALL BE MOUNTED ON A METAL STRUCTURE. THE POSTS SHALL BE EITHER 2" GALV RC OR UNISTRUCT. HORIZONTAL SUPPORTS SHALL BE UNISTRUCT. UNISTRUCT SHALL BE EITHER SS OR GALV.

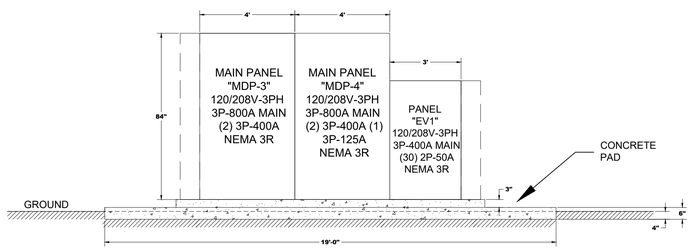




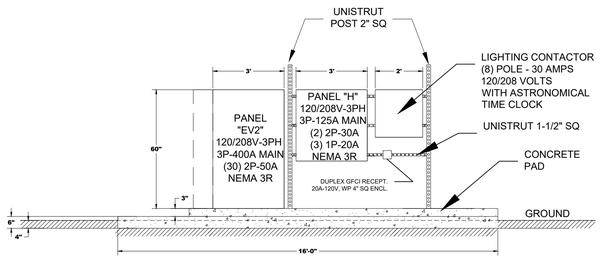




DETAIL B: ELECTRICAL POWER DISTRIBUTION EQUIPMENT - WEST VIEW - NTS



DETAIL B: ELECTRICAL POWER DISTRIBUTION EQUIPMENT - SOUTH VIEW - NTS



DETAIL B: ELECTRICAL POWER DISTRIBUTION EQUIPMENT - EAST VIEW - NTS

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

No.	REVISION	DATE
1	ADDITION OF NOTES	04/03/2026
2		04/03/2026

Item #2. 07

Mallett Engineering, Inc.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

ELECTRICAL ENGINEER
WILLIAM M. FRANO
LICENSE NO. 82095
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 04/10/2026

DESCRIPTION: MAIN DISTRIBUTION & TRANSFORMER AREA

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 116

SCALE: NTS
DESIGNED BY: WP
DRAWN BY: KM
CHECKED BY: WP

NEW PANEL 'EV1'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC A1	6	50-2	4.8	4.8		50-2	6	EVC A9	2
3					4.8	4.8				4
5	EVC A2	6	50-2	4.8		4.8	50-2	6	EVC A10	6
7				4.8	4.8					8
9	EVC A3	6	50-2		4.8	4.8	50-2	6	EVC A11	10
11				4.8		4.8				12
13	EVC A4	6	50-2	4.8	4.8		50-2	6	EVC A12	14
15					4.8	4.8				16
17	EVC A5	6	50-2	4.8		4.8	50-2	6	EVC A13	18
19				4.8	4.8					20
21	EVC A6	6	50-2		4.8	4.8	50-2	6	EVC A14	22
23				4.8		4.8				24
25	EVC A7	6	50-2	4.8	4.8		50-2	6	EVC A15	26
27					4.8	4.8				28
29	EVC A8	6	50-2	4.8		4.8	50-2	6	EVC A16	30
31				4.8	4.8					32
33										34
35										36
37										38
39										40
41										42
			TOTALS	52.8	52.8	48.0	KVA			

TOTAL LOAD: 153.6 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV1'

EVC LOAD	153.6 KVA
EVC DEMAND LOAD AT 70%	107.5 KVA
TOTAL DEMAND LOAD:	107.5 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	298.5 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	373.1 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV2'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC A17	6	50-2	4.8	4.8		50-2	6	EVC A23	2
3					4.8	4.8				4
5	EVC A18	6	50-2	4.8		4.8	50-2	6	EVC A24	6
7				4.8	4.8					8
9	EVC A19	6	50-2		4.8	4.8	50-2	6	EVC A25	10
11				4.8		4.8				12
13	EVC A20	6	50-2	4.8	4.8		50-2	6	EVC A26	14
15					4.8	4.8				16
17	EVC A21	6	50-2	4.8		4.8	50-2	6	EVC A27	18
19				4.8	4.8					20
21	EVC A22	6	50-2		4.8	4.8	50-2	6	EVC A28	22
23				4.8		4.8				24
25										26
27										28
29										30
31										32
33										34
35										36
37										38
39										40
41										42
			TOTALS	38.4	38.4	38.4	KVA			

TOTAL LOAD: 115.2 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV2'

EVC LOAD	115.2 KVA
EVC DEMAND LOAD AT 70%	80.6 KVA
TOTAL DEMAND LOAD:	80.6 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	223.8 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	279.8 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV3'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC B1	6	50-2	4.8	4.8		50-2	6	EVC B10	2
3					4.8	4.8				4
5	EVC B2	6	50-2	4.8		4.8	50-2	6	EVC B11	6
7				4.8	4.8					8
9	EVC B3	6	50-2		4.8	4.8	50-2	6	EVC B12	10
11				4.8		4.8				12
13	EVC B4	6	50-2	4.8	4.8		50-2	6	EVC B13	14
15					4.8	4.8				16
17	EVC B5	6	50-2	4.8		4.8	50-2	6	EVC B14	18
19				4.8	4.8					20
21	EVC B6	6	50-2		4.8	4.8	50-2	6	EVC B31	22
23				4.8		4.8				24
25	EVC B7	6	50-2	4.8	4.8		50-2	6	EVC B32	26
27					4.8	4.8				28
29	EVC B8	4	50-2	4.8		4.8	50-2	4	EVC B33	30
31				4.8	4.8					32
33	EVC B9	4	50-2		4.8					34
35						4.8				36
37										38
39										40
41										42
			TOTALS	52.8	57.6	52.8	KVA			

TOTAL LOAD: 163.2 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV3'

EVC LOAD	163.2 KVA
EVC DEMAND LOAD AT 70%	114.2 KVA
TOTAL DEMAND LOAD:	114.2 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	317.1 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	396.4 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV4'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC B15	6	50-2	4.8	4.8		50-2	4	EVC B23	2
3					4.8	4.8				4
5	EVC B16	6	50-2	4.8		4.8	50-2	4	EVC B24	6
7				4.8	4.8					8
9	EVC B17	6	50-2		4.8	4.8	50-2	4	EVC B25	10
11				4.8		4.8				12
13	EVC B18	6	50-2	4.8	4.8		50-2	4	EVC B26	14
15					4.8	4.8				16
17	EVC B19	6	50-2	4.8		4.8	50-2	4	EVC B27	18
19				4.8	4.8					20
21	EVC B20	6	50-2		4.8	4.8	50-2	4	EVC B28	22
23				4.8		4.8				24
25	EVC B21	6	50-2	4.8	4.8		50-2	4	EVC B29	26
27					4.8	4.8				28
29	EVC B22	6	50-2	4.8		4.8	50-2	4	EVC B30	30
31				4.8	4.8					32
33										34
35										36
37										38
39										40
41										42
			TOTALS	52.8	52.8	48.0	KVA			

TOTAL LOAD: 153.6 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV4'

EVC LOAD	153.6 KVA
EVC DEMAND LOAD AT 70%	107.5 KVA
TOTAL DEMAND LOAD:	107.5 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	298.5 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	373.1 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV5'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC C1	6	50-2	4.8	4.8		50-2	6	EVC C8	2
3					4.8	4.8				4
5	EVC C2	6	50-2	4.8		4.8	50-2	6	EVC C9	6
7				4.8	4.8					8
9	EVC C3	6	50-2		4.8	4.8	50-2	6	EVC C10	10
11				4.8		4.8				12
13	EVC C4	6	50-2	4.8	4.8		50-2	6	EVC C11	14
15					4.8	4.8				16
17	EVC C5	6	50-2	4.8		4.8	50-2	6	EVC C12	18
19				4.8	4.8					20
21	EVC C6	6	50-2		4.8	4.8	50-2	6	EVC C13	22
23				4.8		4.8				24
25	EVC C7	6	50-2	4.8	4.8		50-2	6	EVC C14	26
27					4.8	4.8				28
29										30
31										32
33										34
35										36
37										38
39										40
41										42
			TOTALS	43.2	48.0	43.2	KVA			

TOTAL LOAD: 134.4 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV5'

EVC LOAD	134.4 KVA
EVC DEMAND LOAD AT 70%	94.1 KVA
TOTAL DEMAND LOAD:	94.1 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	261.1 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	326.4 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV6'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC C15	6	50-2	4.8	4.8		50-2	4	EVC C23	2
3					4.8	4.8				4
5	EVC C16	6	50-2	4.8		4.8	50-2	4	EVC C24	6
7				4.8	4.8					8
9	EVC C17	6	50-2		4.8	4.8	50-2	4	EVC C25	10
11				4.8		4.8				12
13	EVC C18	6	50-2	4.8	4.8		50-2	4	EVC C26	14
15					4.8	4.8				16
17	EVC C19	6	50-2	4.8		4.8	50-2	4	EVC C27	18
19				4.8	4.8					20
21	EVC C20	6	50-2		4.8	4.8	50-2	4	EVC C28	22
23				4.8		4.8				24
25	EVC C21	6	50-2	4.8	4.8		50-2	4	EVC C29	26
27					4.8	4.8				28
29	EVC C22	6	50-2	4.8		4.8	50-2	4	EVC C30	30
31				4.8	4.8					32
33										34
35										36
37										38
39										40
41										42
			TOTALS	52.8	52.8	48.0	KVA			

TOTAL LOAD: 153.6 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV6'

EVC LOAD	153.6 KVA
EVC DEMAND LOAD AT 70%	107.5 KVA
TOTAL DEMAND LOAD:	107.5 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	298.5 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	373.1 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV7'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC D1	6	50-2	4.8	4.8		50-2	6	EVC D8	2
3					4.8	4.8				4
5	EVC D2	6	50-2	4.8		4.8	50-2	6	EVC D9	6
7				4.8	4.8					8
9	EVC D3	6	50-2		4.8	4.8	50-2	6	EVC D10	10
11				4.8		4.8				12
13	EVC D4	6	50-2	4.8	4.8		50-2	6	EVC D11	14
15					4.8	4.8				16
17	EVC D5	6	50-2	4.8		4.8	50-2	6	EVC D12	18
19				4.8	4.8					20
21	EVC D6	6	50-2		4.8	4.8	50-2	6	EVC D13	22
23				4.8		4.8				24
25	EVC D7	6	50-2	4.8	4.8		50-2	6	EVC D14	26
27					4.8	4.8				28
29										30
31										32
33										34
35										36
37										38
39										40
41										42
			TOTALS	43.2	48.0	43.2	KVA			

TOTAL LOAD: 134.4 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV7'

EVC LOAD	134.4 KVA
EVC DEMAND LOAD AT 70%	94.1 KVA
TOTAL DEMAND LOAD:	94.1 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	261.1 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	326.4 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

NEW PANEL 'EV8'

MAIN BREAKER: 3P 400 AMPS - 120/208 VOLTS - 3 PHASE, 4 WIRE - SOLID NEUTRAL

CKT. NO.	LOAD DESCRIPTION	WIRE SIZE	TRIP POLE	LOAD (KVA) A	B	C	TRIP POLE	WIRE SIZE	LOAD DESCRIPTION	CKT. NO.
1	EVC D15	6	50-2	4.8	4.8		50-2	4	EVC D23	2
3					4.8	4.8				4
5	EVC D16	6	50-2	4.8		4.8	50-2	4	EVC D24	6
7				4.8	4.8					8
9	EVC D17	6	50-2		4.8	4.8	50-2	4	EVC D25	10
11				4.8		4.8				12
13	EVC D18	6	50-2	4.8	4.8		50-2	4	EVC D26	14
15					4.8	4.8				16
17	EVC D19	6	50-2	4.8		4.8	50-2	4	EVC D27	18
19				4.8	4.8					20
21	EVC D20	6	50-2		4.8	4.8	50-2	4	EVC D28	22
23				4.8		4.8				24
25	EVC D21	6	50-2	4.8	4.8		50-2	4	EVC D29	26
27					4.8	4.8				28
29	EVC D22	6	50-2	4.8		4.8	50-2	4	EVC D30	30
31				4.8	4.8					32
33										34
35										36
37										38
39										40
41										42
			TOTALS	52.8	52.8	48.0	KVA			

TOTAL LOAD: 153.6 KVA

DEMAND LOAD CALCULATIONS FOR NEW PANEL 'EV8'

EVC LOAD	153.6 KVA
EVC DEMAND LOAD AT 70%	107.5 KVA
TOTAL DEMAND LOAD:	107.5 KVA
TOTAL DEMAND AMPS (LOAD: 208V : 1.732)	298.5 AMPS
TOTAL AMPS (DEMAND AMPS x 1.25)	373.1 AMPS

FEEDER: 4 #500MCM XHHW, 1 #1/0 (G) - IN 3" PVC SCHED 80 CONDUIT

THE SIGNATURE AND SEAL HEREBY AFFIXED BY THIS ENGINEER CERTIFIES COMPLIANCE ONLY OF THE METHOD AND INPUT DATA USED IN THE GENERATION OF THIS COMPUTER PRINTOUT.

Item #2.

No.	REVISION	DATE

MALTBIE ENGINEERING, INC.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

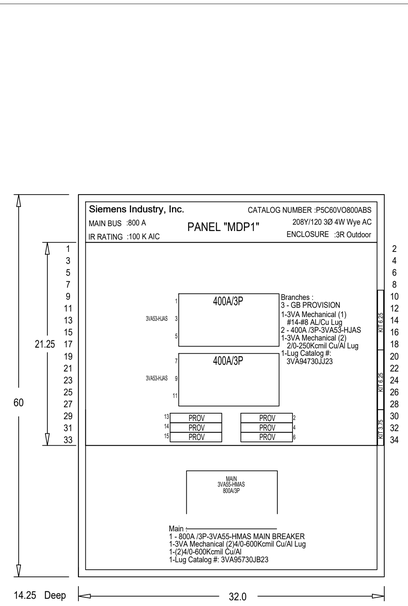
ELECTRICAL ENGINEER
WILLIAM M. PENA
FLORIDA P.E. # 82065
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

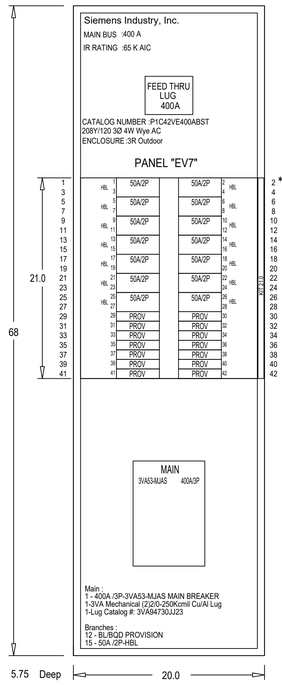
SCALE: NTS
DESIGNED BY: WP
DRAWN BY: KM
CHECKED BY: WP

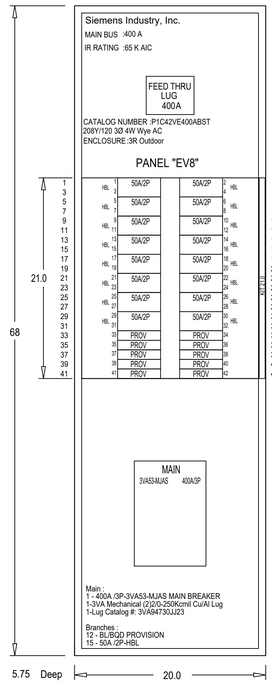
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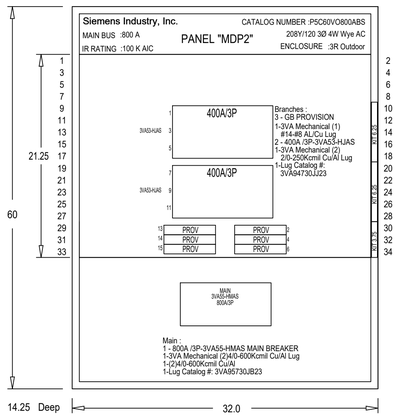
PROJECT: FPL PARKING LOT EXPANSION UNIVERSE BLVD. JUNO BEACH, FLORIDA

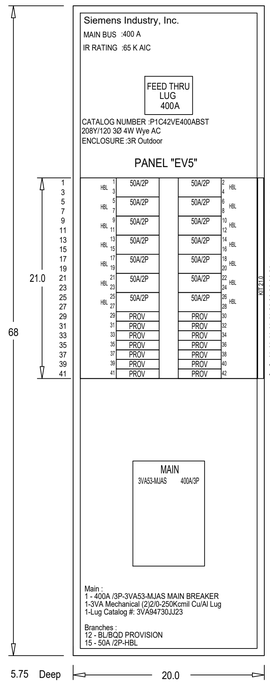
DATE 03/11/2026
PROJECT NO. M26002M
SHEET NUMBER E-1 117

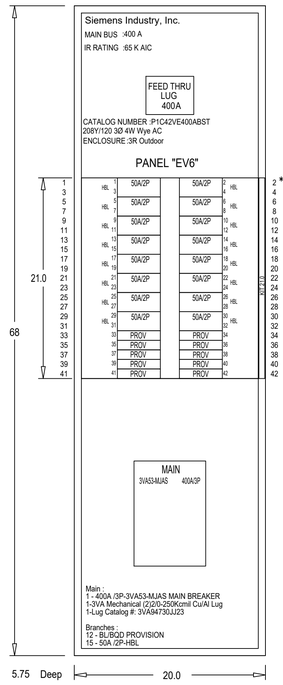


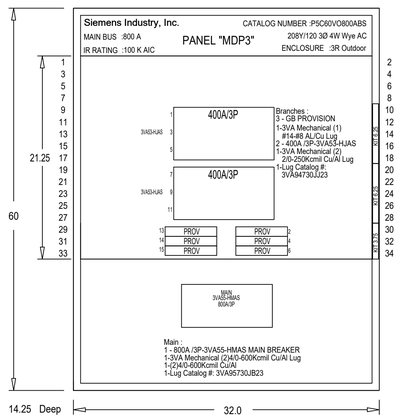


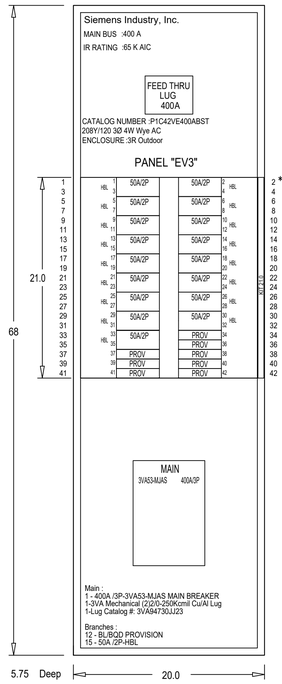


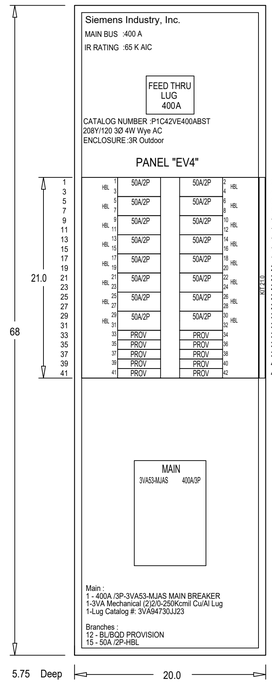


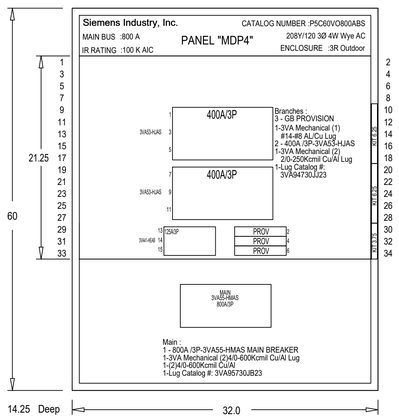


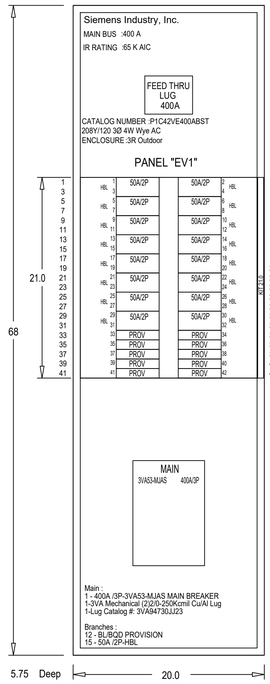


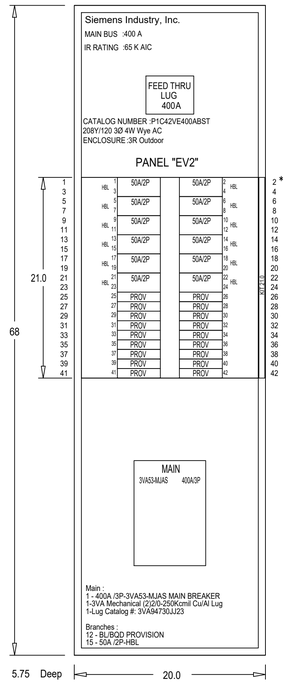












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Item #2.

No.	REVISION	DATE

MEP ENGINEERING, INC.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505
FL PE Certificate No.: 0000873

ELECTRONICALLY SIGNED AND SEALED BY WILLIAM M. PENA, PE, FLORIDA P.E. # 82095 ON 04/10/2026. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL 04/10/2026

SCALE:	NTS
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION: PANEL BOARDS

PROJECT: FPL PARKING LOT EXPANSION UNIVERSE BLVD. JUNO BEACH, FLORIDA

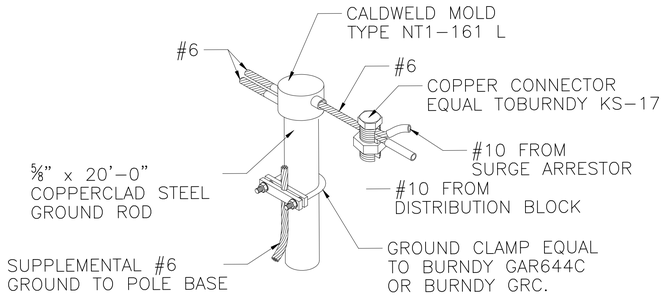
DATE 03/11/2026

PROJECT NO. M26002M

SHEET NUMBER E-1

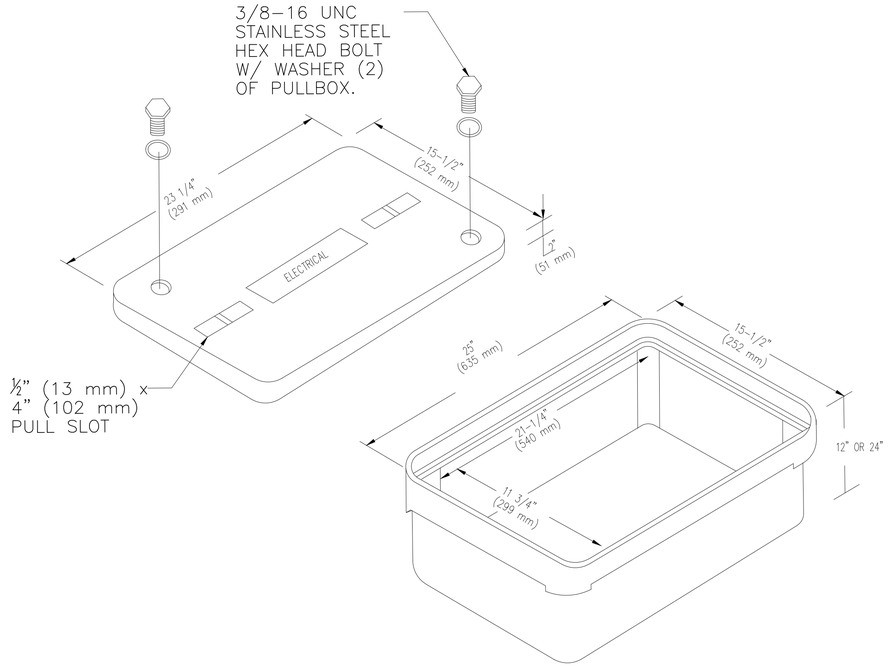
PULL BOX SPECIFICATION

1– FURNISHED AND INSTALLED ALL ELECTRICAL PULLBOXES. SHALL HAVE AN OPEN–BOTTOM DESIGN, CONSTRUCTED OF CLASS I CONCRETE OR POLYMER CONCRETE EQUIVALENT TO QUAZITE OR BROOKS 38 SERIES SIZE AS INDICATED ON SHEET E–05. ALL PULLBOXES SHALL BE MARKED "ELECTRIC"



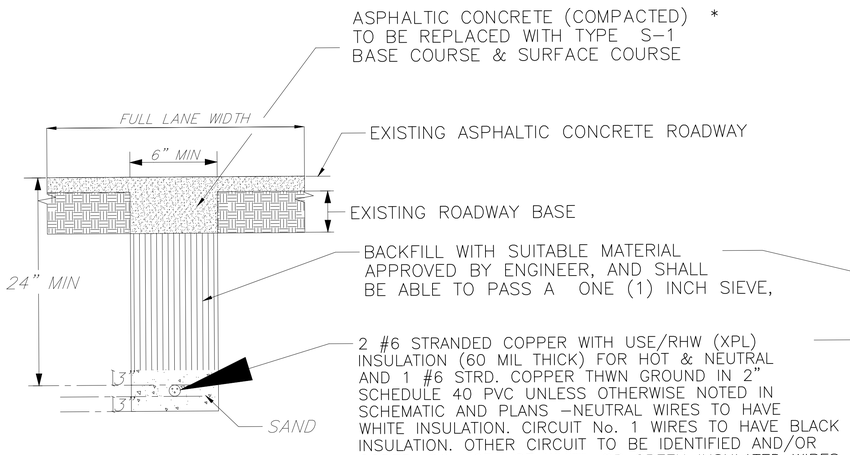
CABLE TO GROUND ROD DETAIL

N.T.S.



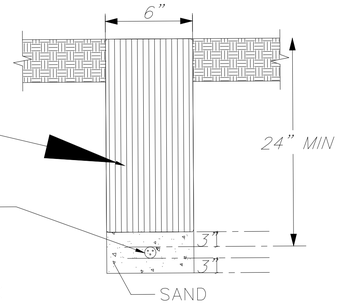
PULL BOX DETAIL

REFER TO SHEET E–05 FOR PULLBOX DIMENSIONS



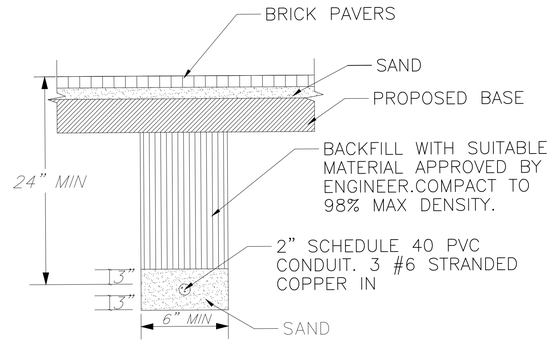
TRENCH DETAIL (ROAD)

N.T.S.



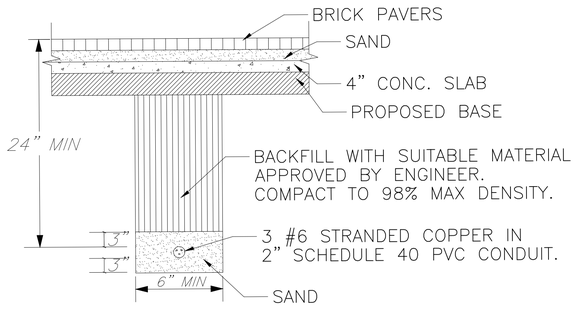
TRENCH DETAIL (SWALE)

N.T.S.



TRENCH DETAIL (SIDEWALK)

N.T.S.



TRENCH DETAIL (DRIVEWAY)

N.T.S.

GROUNDING, PULL BOX, AND TRENCHING DETAILS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

Item #2.

No.	REVISION	DATE

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Main Light Engineering Inc.
7442 SW 48th Street Miami, FL 33155
Tel.: (305) 456–3505
FL PE Certificate No.: 00008731

ELECTRICAL ENGINEER
WILLIAM PEDRO FRANC
FLORIDA P.E. # 82095
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	NTS
DESIGNED BY:	WP
DRAWN BY:	KM
CHECKED BY:	WP

DESCRIPTION: GROUNDING, PULL BOX, & TRENCHING DETAILS

PROJECT: FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE
03/11/2026
PROJECT NO.
M26002M
SHEET NUMBER
E-2

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Filename	LLF	Watts	M.H.	Arm
	10	A	Single	CURRENT: EALS04_H3AW740_____	EALS04_H3AW740_____.ies	0.950	123	25	1.5
	6	B	Back-Back	CURRENT: EALS04_H4AF740_____	EALS04_H4AF740_____.ies	0.950	123	25	2.5

PHOTOMETRIC TABLE:

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	4.29	8.20	1.43	3.00	5.73
SOUTH ROW - HORIZONTAL	Illuminance	Fc	0.05	0.09	0.01	5.00	9.00
SOUTH ROW - VERTICAL	Illuminance	Fc	0.14	0.26	0.02	7.00	13.00

M26002M-2P
FPL PARLING LOT EXPANSION
2026-0302

PHOTOMETRIC NOTES:
1. PARKING LOT LIGHTING SHALL CONFORM WITH PALM BEACH COUNTY REQUIREMENTS SECTION 5E4 WITH LIGHTING MEASUREMENTS INDICATED AT GRADE ELEVATION.
2. LIGHTING TRESPASS SHALL CONFORM WITH PALM BEACH COUNTY REQUIREMENTS SECTION 5E4 WITH LIGHTING MEASUREMENTS INDICATED AT 6'-0" ELEVATION.
3. LUMINAIRES ON POLES ALONG UNIVERSE BLVD SHALL BE PROVIDED WITH BACK SIDE SHIELDS TO INSURE THAT THERE IS NO LIGHTING SPILLAGE ONTO UNIVERSE BLVD.

NORTH
SCALE: 1" = 20'

Luminaire Location Summary					
		Insertion Point			
LumNo	Label	X	Y	Z	Orient
1	A	181.2	356.8	25	270
2	A	291.2	356.8	25	270
3	A	401.2	356.8	25	270
4	A	273	151.24	25	90
5	A	386.5	151.24	25	90
6	A	571.3	151.24	25	90
7	A	474.8	151.24	25	90
8	A	525.11	219.32	25	90
9	A	495.7	288.66	25	90
10	A	152.62	151.16	25	90
11	B	171.81	288.66	25	90
12	B	171.81	219.32	25	90
13	B	291.81	288.66	25	90
14	B	411.81	288.66	25	90
15	B	291.81	219.32	25	90
16	B	411.81	219.32	25	90

Item #2.

No.	REVISION	DATE	BY

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MEP Engineering Group, Inc.
7442 SW 48th Street, Miami, FL 33155
Tel.: (305) 456-3505 Fax: (305) 676-8984
FL PE Certificate No.: 0000873

ELECTRICAL ENGINEER
WILLIAM M. PENA
FLORIDA P.E. # 82055
STATE OF FLORIDA
PROFESSIONAL ENGINEER
SEAL
04/10/2026

SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1"=20'	SB	SB	WP

DESCRIPTION:
PHOTOMETRIC PLAN
OVERALL SITE

PROJECT:
FPL PARKING LOT EXPANSION
UNIVERSE BLVD.
JUNO BEACH, FLORIDA

DATE
03/10/2026
PROJECT NO.
M26002M
SHEET NUMBER
PH-1 120

Evolve®

EALS Series
LED Outdoor Area Light



CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing: Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens: Impact resistant tempered glass
Paint: Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight: 27 lbs

Optical System

Lumens: 7,000 - 50,000
Photometry: Type II, III, IV & V
Efficacy: 118-171LPW
CCT: 2700K, 3000K, 4000K, 5000K
CRI: ≥70
Upward Light Output Ratio (ULOR): 0 Horizontal Orientation

Electrical

Input Voltage: 120-277V, 277-480V & 347-480V
Input Frequency: 50/60 Hz
Power Factor (PF): ≥ 0.9 at rated watts
Total Harmonic Distortion (THD): ≤ 20% at rated watts

Surge Protection

☐ 6kV/3kA ☐ 10kV/5kA ✓ 20kV/10kA
Per ANSI C136.2-2023

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

OPTICS	LIGHTING @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5 D2, D3, D4, D5 F2, F3, F4, F5	L99	L97	L95
H2, H3, H4, H5 J2, J3, J4, J5 K2, K3, K4, K5	L98	L96	L96
L2, L3, L4, L5 M2, M3, M4, M5 N2, N3, N4, N5	L97	L95	L94
	L96	L93	L92

Note: Projected Lux based on LM80 (> 12000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

Ratings

Operating Temperature: -40°C to 50°C (No Optic Codes are -40°C to 40°C)
Vibration: 3G per ANSI C136.31-2010
LM-79: Testing in accordance with IESNA Standards

Controls

Dimming: Standard - 0-10V ✓ Optional - DALI (Option U)
Sensors: Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Warranty

☐ 5 Year (Standard) ✓ 10 Year (Optional)

Current

LED.com
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Page 1 of 10
(Rev 03/16/26)
EVO_DLF3340_EALS_LED_Area_Lighting_R06

Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

Contact: Lightworks, Inc.

Ordering Information

EALS 04 X H3 AW 7 40 N D S1 DKBZ T

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING*	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E= Evolve AL= Area Light S = Standard	04	1P=120-277V 4P = 347-480V 2P* = 277-480V 1 = 120V 2 = 208V 3 = 240V 4 =277V 5 = 347V 6 = 480V	Cx =7500lm* Dx = 10000 lm* Fx = 15000 lm Hx = 20000 lm Jx = 25000 lm Kx = 30000 lm Lx = 35000 lm Mx = 40000 lm Nx = 50000 lm	SM = Symmetric Medium SW = Symmetric Wide SH = Symmetric High Angle AF = Asymmetric Forward AH = Asymmetric High Angle AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70 min.	2P* = 2700K 3P* = 3000K 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming NLD 3 ft. Cable	A = ANSI C136.41 7-Pin D = DALI/DALI-2 Dx=DALI/DALI-2 Pre-Commissioned P = ANSI C136.41 7-pin with Shorting Cap Q = DALI/DALI-2 with Shorting Cap Non-Dimming PE Control	CP = Integral Slipfitter Standard DP = Integral Slipfitter Universal Mounting Arm Fitted with square pole mounting plate SP = Knuckle Slipfitter For 2.0 in. - 3.0 in. OD Tenon UP* = Universal Wall Mount	BLCK = Black DKBZ* = Dark Bronze GRAY = Gray WHTE = White	F= Fusing HS = Daintree SWHS-100 enabled motion-sensor** (Shield/Keyed) HI = Motion Sensor (Shield/Keyed) I = ISA/Canada L = Tool-Less Entry R = Enhanced Surge Protection (SCN/CNA) SP* = Rotated Left SP* = Rotated Right T = Extreme Surge Protection (SCN/CNA) U* = DALI Programmable VG = 3 Position Terminal Block W* = Coastal Finish XXX = Special Options

* Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
* Note: Standard Dimming is 0-10V
* Not available in 277-480V
* Supplied with 5ft leads
* Supplied with NLD 3 ft Cable
* Restricted tilting Angle of 0°-60°
* Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control
* Not available in 347V, 480V or 347-480V
* Only available with F, A, L, K, L, M, N optics
* Recommended for installations within 700 feet from coast. Lead time varies, check with factory.
* Select 2700K or 3000K CCT for Dark Sky Approved fixtures.
* For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions
* DALI option not available with 347V, 480V, or 347-480V
* Not available with 2kV/5kA SPD
* When mounting fixtures at 90 degrees, round pole must be 3.5" OD minimum

Current

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Page 2 of 10
(Rev 03/16/26)
EVO_DLF3340_EALS_LED_Area_Lighting_R06

Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATINGS		
			2700K	3000K	4000K & 5000K	120-277	347-480V	2700K B-U-G	3000K B-U-G	4000 & 5000K B-U-G
TYPE IV	C4	Asymmetric Forward (AF)	8800	7340	7730	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9680	9790	10300		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F4		13600	14680	15460		96	B2-U0-G2	B3-U0-G3	B3-U0-G3
	H4		18100	18970	20000		123	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J4		22660	24460	25750		156	B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		27190	29360	30900		188	B3-U0-G4	B3-U0-G4	B3-U0-G4
	L4		31720	34250	36050		231	B3-U0-G4	B3-U0-G4	B3-U0-G4
	M4		36250	39140	41200		275	B3-U0-G5	B4-U0-G5	B4-U0-G5
	N4		45320	48930	51500		372	B4-U0-G5	B4-U0-G5	B4-U0-G5
	C4		8800	7340	7730	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		8800	8500	10000		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F4		13200	14250	15000		96	B2-U0-G3	B3-U0-G3	B3-U0-G3
	H4		17600	18000	20000		123	B3-U0-G4	B3-U0-G4	B3-U0-G4
	J4	Asymmetric High Angle (AH)	22000	23750	25000		156	B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		26400	28500	30000		181	B3-U0-G4	B3-U0-G4	B3-U0-G4
	L4		30800	33250	35000		231	B4-U0-G5	B4-U0-G5	B4-U0-G5
	M4		36300	39000	40000		273	B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		44000	47500	50000		372	B4-U0-G5	B4-U0-G5	B4-U0-G5
TYPE III	C3	Asymmetric Wide (AW)	6930	7480	7880	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D3		9240	9980	10500		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F3		13860	14960	15750		96	B2-U0-G2	B2-U0-G2	B2-U0-G2
	H3		18480	19950	21000		122	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J3		23100	24940	26250		156	B3-U0-G3	B3-U0-G3	B3-U0-G3
	K3		27720	29930	31500		188	B3-U0-G3	B3-U0-G3	B3-U0-G4
	L3		32340	34860	36750		231	B3-U0-G4	B4-U0-G4	B4-U0-G4
	M3		36960	39900	42000		273	B4-U0-G4	B4-U0-G4	B4-U0-G4
	N3		46200	49860	52500		372	B4-U0-G4	B4-U0-G5	B4-U0-G5
TYPE II	C2	Asymmetric Narrow/Auto (AN)	7560	7770	8180	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D2		9590	10360	10900		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F2		14390	15530	16350		96	B3-U0-G3	B3-U0-G3	B3-U0-G3
	H2		19180	20710	21800		123	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J2		23980	25890	27250		156	B3-U0-G3	B3-U0-G3	B3-U0-G3
	K2		28780	31070	32700		188	B3-U0-G4	B4-U0-G4	B4-U0-G4
	L2		33570	36240	38150		231	B4-U0-G4	B4-U0-G4	B4-U0-G4
	M2		38370	41400	43600		273	B4-U0-G4	B4-U0-G4	B4-U0-G4
	N2		47960	51760	54500		372	B4-U0-G4	B4-U0-G4	B4-U0-G4

For additional information on Non-Shielded and Shielded EALS files, please refer to LEDcom

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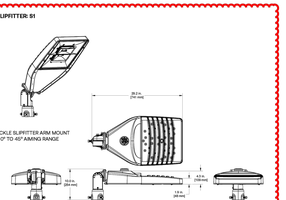
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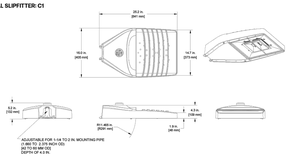
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

KNUCKLE SLIPFITTER: S1



INTEGRAL SLIPFITTER: C1



Current

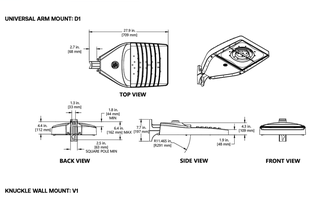
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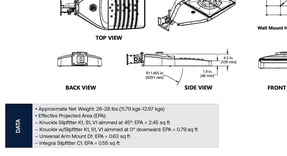
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **A (QTY=10)**
CATALOG NUMBER: **EALS04XH3AW740NDS1DKBZT**

UNIVERSAL ARM MOUNT: D1



KNUCKLE WALL MOUNT: V1



DATA
- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
- Knuckle Slipfitter K1, S1, V1 aimmed at 45°: EPA = 2.45 sq ft
- Knuckle w/Slipfitter K1, S1, V1 aimmed at 0° downward: EPA = 0.79 sq ft
- Universal Arm Mount Dt: EPA = 0.63 sq ft
- Integral Slipfitter C1: EPA = 0.55 sq ft

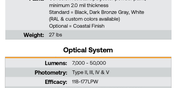
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FOR LIGHT INFO, PLEASE CONTACT:
MAINNOR PINO AT LIGHTWORKS, INC.
561-641-5570 / 561-373-9004

Evolve®

EALS Series
LED Outdoor Area Light



CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

The EALS Area Light luminaire offers a wide range of optical patterns, color temperatures, lumen packages and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within one form-factor. They are ideal for commercial property site-lighting applications such as retail and commercial exteriors.

Construction

Housing: Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens: Impact resistant tempered glass
Paint: Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional = Coastal Finish
Weight: 27 lbs

Optical System

Lumens: 7,000 - 50,000
Photometry: Type II, III, IV & V
Efficacy: 118-171LPW
CCT: 2700K, 3000K, 4000K, 5000K
CRI: ≥70
Upward Light Output Ratio (ULOR): 0 Horizontal Orientation

Electrical

Input Voltage: 120-277V, 277-480V & 347-480V
Input Frequency: 50/60 Hz
Power Factor (PF): ≥ 0.9 at rated watts
Total Harmonic Distortion (THD): ≤ 20% at rated watts

Surface Protection

☐ 6kV/3kA ☐ 10kV/5kA ✓ 20kV/10kA
Per ANSI C136.2-2023

Lumen Maintenance

Projected Lux per IES TM-21-11 at 25°C

OPTICS	LIGHTING @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
C2, C3, C4, C5 D2, D3, D4, D5 F2, F3, F4, F5	L99	L97	L95
H2, H3, H4, H5 J2, J3, J4, J5 K2, K3, K4, K5	L98	L96	L96
L2, L3, L4, L5 M2, M3, M4, M5 N2, N3, N4, N5	L97	L95	L94
	L96	L93	L92

Note: Projected Lux based on LM80 (> 12000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

Ratings

Operating Temperature: -40°C to 50°C (No Optic Codes are -40°C to 40°C)
Vibration: 3G per ANSI C136.31-2010
LM-79: Testing in accordance with IESNA Standards

Controls

Dimming: Standard - 0-10V ✓ Optional - DALI (Option U)
Sensors: Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

Warranty

☐ 5 Year (Standard) ✓ 10 Year (Optional)

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Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

Contact: Lightworks, Inc.

Ordering Information

EALS 04 X H4 AF 7 40 N D S1 DKBZ T

PRODUCT ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING*	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E= Evolve AL= Area Light S = Standard	04	1P=120-277V 4P = 347-480V 2P* = 277-480V 1 = 120V 2 = 208V 3 = 240V 4 =277V 5 = 347V 6 = 480V	Cx =7500lm* Dx = 10000 lm* Fx = 15000 lm Hx = 20000 lm Jx = 25000 lm Kx = 30000 lm Lx = 35000 lm Mx = 40000 lm Nx = 50000 lm	SM = Symmetric Medium SW = Symmetric Wide SH = Symmetric High Angle AF = Asymmetric Forward AH = Asymmetric High Angle AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70 min.	2P* = 2700K 3P* = 3000K 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming NLD 3 ft. Cable	A = ANSI C136.41 7-Pin D = DALI/DALI-2 Dx=DALI/DALI-2 Pre-Commissioned P = ANSI C136.41 7-pin with Shorting Cap Q = DALI/DALI-2 with Shorting Cap Non-Dimming PE Control	CP = Integral Slipfitter Standard DP = Integral Slipfitter Universal Mounting Arm Fitted with square pole mounting plate SP = Knuckle Slipfitter For 2.0 in. - 3.0 in. OD Tenon UP* = Universal Wall Mount	BLCK = Black DKBZ* = Dark Bronze GRAY = Gray WHTE = White	F= Fusing HS = Daintree SWHS-100 enabled motion-sensor** (Shield/Keyed) HI = Motion Sensor (Shield/Keyed) I = ISA/Canada L = Tool-Less Entry R = Enhanced Surge Protection (SCN/CNA) SP* = Rotated Left SP* = Rotated Right T = Extreme Surge Protection (SCN/CNA) U* = DALI Programmable VG = 3 Position Terminal Block W* = Coastal Finish XXX = Special Options

* Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code
* Note: Standard Dimming is 0-10V
* Not available in 277-480V
* Supplied with 5ft leads
* Supplied with NLD 3 ft Cable
* Restricted tilting Angle of 0°-60°
* Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control
* Not available in 347V, 480V or 347-480V
* Only available with F, A, L, K, L, M, N optics
* Recommended for installations within 700 feet from coast. Lead time varies, check with factory.
* Select 2700K or 3000K CCT for Dark Sky Approved Fixtures.
* For aimed left or right light distribution orientation, as assembled in manufacturing. Not applicable for Symmetric Distributions
* DALI option not available with 347V, 480V, or 347-480V
* Not available with 2kV/5kA SPD
* When mounting fixtures at 90 degrees, round pole must be 3.5" OD minimum

Current

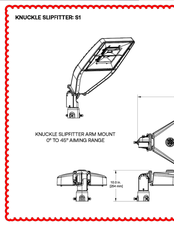
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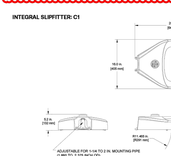
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

KNUCKLE SLIPFITTER: S1



INTEGRAL SLIPFITTER: C1



Current

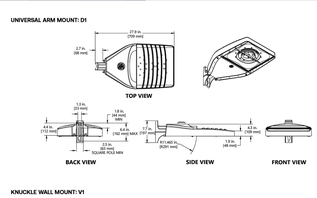
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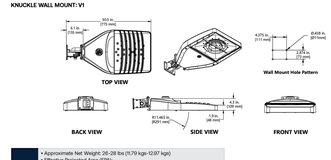
EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

UNIVERSAL ARM MOUNT: D1



KNUCKLE WALL MOUNT: V1



DATA
- Approximate Net Weight: 26-28 lbs (11.79 kgs-12.97 kgs)
- Effective Projected Area (EPA):
- Knuckle w/Slipfitter K1, S1, V1 aimmed at 45°: EPA = 2.45 sq ft
- Knuckle w/Slipfitter K1, S1, V1 aimmed at 0° downward: EPA = 0.79 sq ft
- Universal Arm Mount Dt: EPA = 0.63 sq ft
- Integral Slipfitter C1: EPA = 0.55 sq ft

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Evolve®

EALS Series
LED Outdoor Area Light

CUSTOMER NAME: **FPL - JUNO BEACH, FL**
PROJECT NAME: **FPL PARKING LOT EXPANSION**
DATE: **3-2-2026** TYPE: **B (QTY=6 TWINS)**
CATALOG NUMBER: **EALS04XH4AF740NDS1DKBZT**

TYPE	OPTIC CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL SYSTEM WATTAGE		BUG RATINGS		
			2700K	3000K	4000K & 5000K	120-277	347-480V	2700K B-U-G	3000K B-U-G	4000 & 5000K B-U-G
TYPE IV	C4	Asymmetric Forward (AF)	8800	7340	7730	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		9680	9790	10300		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F4		13600	14680	15460		96	B2-U0-G2	B3-U0-G3	B3-U0-G3
	H4		18100	18970	20000		123	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J4		22660	24460	25750		156	B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		27190	29360	30900		188	B3-U0-G4	B3-U0-G4	B3-U0-G4
	L4		31720	34250	36050		231	B3-U0-G4	B3-U0-G4	B3-U0-G4
	M4		36250	39140	41200		275	B3-U0-G5	B4-U0-G5	B4-U0-G5
	N4		45320	48930	51500		372	B4-U0-G5	B4-U0-G5	B4-U0-G5
	C4		8800	7340	7730	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D4		8800	8500	10000		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F4		13200	14250	15000		96	B2-U0-G3	B3-U0-G3	B3-U0-G3
	H4		17600	18000	20000		123	B3-U0-G4	B3-U0-G4	B3-U0-G4
	J4	Asymmetric High Angle (AH)	22000	23750	25000		156	B3-U0-G4	B3-U0-G4	B3-U0-G4
	K4		26400	28500	30000		181	B3-U0-G4	B3-U0-G4	B3-U0-G4
	L4		30800	33250	35000		231	B4-U0-G5	B4-U0-G5	B4-U0-G5
	M4		36300	39000	40000		273	B4-U0-G5	B4-U0-G5	B4-U0-G5
	N4		44000	47500	50000		372	B4-U0-G5	B4-U0-G5	B4-U0-G5
TYPE III	C3	Asymmetric Wide (AW)	6930	7480	7880	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D3		9240	9980	10500		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F3		13860	14960	15750		96	B2-U0-G2	B2-U0-G2	B2-U0-G2
	H3		18480	19950	21000		122	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J3		23100	24940	26250		156	B3-U0-G3	B3-U0-G3	B3-U0-G3
	K3		27720	29930	31500		188	B3-U0-G3	B3-U0-G3	B3-U0-G4
	L3		32340	34860	36750		231	B3-U0-G4	B4-U0-G4	B4-U0-G4
	M3		36960	39900	42000		273	B4-U0-G4	B4-U0-G4	B4-U0-G4
	N3		46200	49860	52500		372	B4-U0-G4	B4-U0-G5	B4-U0-G5
TYPE II	C2	Asymmetric Narrow/Auto (AN)	7560	7770	8180	46	48	B1-U0-G2	B2-U0-G2	B2-U0-G2
	D2		9590	10360	10900		63	B2-U0-G2	B2-U0-G2	B2-U0-G2
	F2		14390	15530	16350		96	B3-U0-G3	B3-U0-G3	B3-U0-G3
	H2		19180	20710	21800		123	B3-U0-G3	B3-U0-G3	B3-U0-G3
	J2		23980	25890	27250		156	B3-U0-G3	B3-U0-G3	B3-U0-G3
	K2		28780	31070	32700		188	B3-U0-G4	B4-U0-G4	B4-U0-G4
	L2		33570	36240	38150		231	B4-U0-G4	B4-U0-G4	B4-U0-G4
	M2		38370	41400	43600		273	B4-U0-G4	B4-U0-G4	B4-U0-G4
	N2		47960	51760	54500		372	B4-U0-G4	B4-U0-G4	B4-U0-G4

For additional information on Non-Shielded and Shielded EALS files, please refer to LEDcom

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M26002M-2P
FPL PARLING LOT EXPANSION
2026-0302

PHOTOMETRIC TABLE:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Filename	LLF	Watts	M.H.	Arm
	10	A	Single	CURRENT: EALS04_H3AW740_____	EALS04_H3AW740_____.ies	0.950	123	25	1.5
	6	B	Back-Back	CURRENT: EALS04_H4AF740_____	EALS04_H4AF740_____.ies	0.950	123	25	2.5

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	4.29	8.20	1.43	3.00	5.73
SOUTH ROW - HORIZONTAL	Illuminance	Fc	0.05	0.09	0.01	5.00	9.00
SOUTH ROW - VERTICAL	Illuminance	Fc	0.14	0.26	0.02	7.00	13.00

Luminaire Location Summary

		Insertion Point			
LumNo	Label	X	Y	Z	Orient
1	A	181.2	356.8	25	270
2	A	291.2	356.8	25	270
3	A	401.2	356.8	25	270
4	A	273	151.24	25	90
5	A	386.5	151.24	25	90
6	A	571.3	151.24	25	90
7	A	474.8	151.24	25	90
8	A	525.11	219.32	25	90
9	A	495.7	288.66	25	90
10	A	152.62	151.16	25	90
11	B	171.81	288.66	25	90
12	B	171.81	219.32	25	90
13	B	291.81	288.66

FPL JUNO BEACH CAMPUS HABITAT ASSESSMENT REPORT

February 2026

Prepared for:
Florida Power & Light Company
Environmental Services
700 Universe Blvd
Juno Beach, Florida 33408

EAI
ECOLOGICAL ASSOCIATES, INC.

Prepared by:
Ecological Associates, Inc.
3552 NE Candice Avenue
Jensen Beach, Florida 34957
(772) 334-3729

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2.0 Survey Method 1

3.0 Survey Results 1

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FPL JUNO BEACH CAMPUS HABITAT ASSESSMENT REPORT

1.0 Introduction and Site Description

The Florida Power & Light Company (FPL) Juno Beach Campus is located east of Ellison Wilson Road and north of Universe Blvd in Juno Beach, Palm Beach County, Florida. The Juno Beach Campus contains several upland scrub communities, a wetland community, and several buffer zones as illustrated in the Site Location Map (Figure 1) included as **Appendix A**. At the request of FPL, EAI conducted a habitat assessment of these natural areas. This report presents the field observations and recommendations for habitat enhancements.

2.0 Survey Method

The habitat assessment was conducted at five established natural areas (Northeast Scrub, Northwest Scrub, Southern Scrub, Parking Lot Scrub, and Wetland) in addition to several designated buffer zones by two qualified biologists on **February 24, 2026**. The purpose of the habitat assessment was to evaluate the overall suitability of habitat for key scrub species such as the federally endangered four-petal pawpaw (*Asimina tetramera*), state threatened gopher tortoises (*Gopherus polyphemus*), federally threatened Florida scrub jays (*Aphelocoma coerulescens*), and the Florida scrub lizard (*Sceloporus woodi*), currently under review for federal listing. The survey was conducted by foot, traversing the natural areas and recording observations of native and exotic/nuisance vegetation and overall quality of scrub and wetland ecosystems. Species observations help determine the type and quality of the habitat, indicate if exotic or invasive species are dominating the landscape, and allow for long-term assessment of the health and continuity of the scrub and wetland habitats. EAI did not conduct a full floristic inventory of all vegetation present. A full 100% gopher tortoise survey in accordance with Florida Fish and Wildlife Conservation Commission (FWC) guidelines and a formal survey for Florida scrub jays in accordance with U.S. Fish and Wildlife Service (USFWS) guidelines was performed in August 2025 by an FPL Gopher Tortoise Agent. These surveys did not document the presence of gopher tortoises or scrub jays.

The list of flora observed within the scrub communities (Table 1) and within the wetland community (Table 2) is included in **Appendix B**. A four-petal pawpaw location map is also included (Figure 2) in **Appendix B**. Representative photographs of the natural areas are included in **Appendix C**.

3.0 Survey Results

Scrub Natural Areas

Southern Scrub: The Southern Scrub contained pockets of open, sandy scrub areas where native species of palms including saw palmettos (*Serenoa repens*) and cabbage palms (*Sabal palmetto*), and native oak species including Chapman's oak (*Quercus chapmanii*) and sand live oak (*Quercus geminata*) were observed. However, large sand pines (*Pinus clausa*) appeared to

be the dominant species within this area, transitioning this ecosystem from a scrub habitat to be more aligned with a pine flatwoods ecosystem. Pine needles from the sand pines cover large areas of the sandy scrub patches and the overall quantity and heights of the pine canopies shaded out much of the native shrubs and herbaceous species within the natural area. However, it was observed that the four-petal pawpaw specimens in this natural area (#1, #5, and #58) were outside of the pine canopies and able to receive adequate sunlight. Overall, the Southern Scrub had some characteristics of scrub habitat, including plant species composition; however, the current environmental conditions within the Southern Scrub area displayed the least suitable scrub conditions for the key species listed (gopher tortoises, Florida scrub jays, and Florida scrub lizards).

Parking Lot Scrub: Much of the Parking Lot Scrub displayed suitable scrub habitat with several contiguous sandy patches and smaller sand live oak and Chapman's oak. The immediate surrounding habitat for both four-petal pawpaw specimens (#9 and #11) in this natural area appeared to be in ideal conditions to facilitate continued growth for these species. Minimal nonnative/exotic plant species were observed within the Parking Lot Scrub. EAI observed leaf litter and dead foliage resulting from a recent frost event, which covered the sandy patches. Natural decomposition and regrowth is expected within this area.

Northwest Scrub: Various species of scrub oaks and native upland shrub species including hog plum (*Ximenia americana*) and cocoplum (*Chrysobalanus icaco*) dominated the Northwest Scrub. However, several larger southern live oaks (*Quercus virginiana*) that are not typically found in xeric scrub habitats were observed in the natural area accompanying the more desirable scrub species such as sand live oak and Chapman's oak. Additionally, the center of the natural area contained suitable scrub habitat with large expanses of sandy patches, native palms, and native herbaceous species. Recent removal of love vine from the scrub oak canopies has provided suitable perching spots for Florida scrub jays. The open sandy patches also provided suitable foraging areas for scrub jays to cache acorns. Maintaining scrub oaks and other shrubs at desirable heights and density levels will further improve suitability for scrub jays.

Northeast Scrub: The Northeast Scrub hosted the most biologically diverse area in terms of vegetation. Several desirable native species such as coontie fern (*Zamia integrifolia*), firebush (*Hamelia patens*), various species of *Tillandsia* air plants, dune sunflower (*Helianthus debilis),* and partridge pea (*Cassia chamaecrista*) were observed in this natural area. This area contains nonnative and exotic species including Brazilian pepper (*Schinus terebinthifolius*), Madagascar periwinkle (*Catharanthus roseus*), and Caesar's weed (*Urena lobata*) that should be routinely removed to prevent further encroachment and establishment in other natural areas. The Northeast Scrub also included the highest number of four-petal pawpaws, which were all observed to have adequate space (10-20 ft radius) and lighting conditions for optimal growth.

Wetland Natural Area

The wetland natural area appeared to be in good condition with several large bald cypress (*Taxodium distichum*), buttonbush (*Cephalanthus occidentalis*), and pond apple (*Annona glabra)* along the water's edge and towards the center of the marsh. Carolina willow (Salix caroliniana) is a native species that has the potential to become dominant in wetland communities and outcompete other desirable species. Dense areas of Carolina willow were observed within the wetland natural area which hindered the establishment of other herbaceous species. Water levels at the time of the assessment were low, allowing for native American white ibis (*Eudocimus albus*) to forage within the wetland. Small populations of mosquito fish (*Gambusia* spp.) were observed occupying the northeast section of the wetland natural area. Native submerged aquatic vegetation species including water hyssop (*Bacopa monnieri*) and marsh seedbox (*Ludwigia palustris*) were observed underneath the water's surface and covering the ground where the wetlands have evaporated due to drought. Emergent arrowheads (*Sagittaria lancifolia*) and marsh pennywort (*Hydrocotyle umbellata*) were observed recruiting along the surface of the water. Small pockets of non-native primrose willow (*Ludwigia peruviana*) and torpedo grass (*Panicum repens*) were observed on the northern side of the wetland, but their presence is currently relatively small and should be manageable through vegetation maintenance.

Buffer Zones

Buffer Zones around the scrub areas and the north, south, and west perimeters of the property are ecologically diverse, providing suitable habitat for native birds such as blue jays (*Cyanocitta cristata),* mockingbirds (*Mimus polyglottos*), and cardinals (*Cardinalis cardinalis*). Other native wildlife species, including swallowtail butterflies (*Papilionidae* family) and green anoles (*Anolis carolinensis)*, were observed within the western scrub that borders the parking garage and the south side of the northeast scrub. The buffer zones offer a variety of ecosystems including oak hammock habitat bordering the northeast scrub, oak scrub habitat with prickly pear cactus (*Opuntia humifusa*) on the western buffer, and pine flatwoods habitat bordering the north side of the wetland natural area. Silver buttonwood (*Conocarpus erectus*) planted along the northwest border of the parking garage are reaching maturity and slash pines (*Pinus elliottii*) along the southwest border have grown sufficiently tall to provide a buffer from traffic noise and block direct traffic sight from surrounding streets. Removal of nonnative oyster plants (*Tradescantia spathacea*) within the northern portion of the buffer zones will prevent competition with native species in the area and potential migration into the scrub natural areas.

Wildlife

Gopher tortoises, Florida scrub jays, and Florida scrub lizards all prefer larger, open sandy soil patches with shorter vegetation heights and areas of direct sunlight. No gopher tortoises or

evidence of gopher tortoises were observed in any of the natural areas or buffer zones. However, with continuous appropriate vegetation maintenance activities (see Section 4.0), migration of tortoises into the scrub natural areas may occur. No Florida scrub lizards were observed during the site visit. Many of these natural areas contained desirable plant species and open sandy patches, but most notably the Northwest Scrub housed the most suitable habitat for Florida scrub jay with certain oak and shrub species at ideal heights (8 ft or less). However, considering the surrounding development around the campus and the small, fragmented nature of the natural areas' geography, the reintroduction of Florida scrub jays may be unlikely in the future even with the most ideal scrub habitat.

4.0 Recommended Maintenance

An overview of recommended vegetation maintenance activities for each habitat type is provided below. These activities will support improvement of the ecological function of each native community and increase suitability for protected wildlife.

Scrub Natural Areas

EAI recommends continuing the mechanical alterations that simulate burning on a recurring basis for all the scrub communities to maintain current scrub conditions and reduce leaf litter, control parasitic love vine, keep canopy cover thinned, and maintain overall vegetation heights and density. Love vine and leaf litter should be routinely removed from the natural areas and treated to allow sandy soil patches to remain bare and to prevent vulnerable native vegetation from being choked out. At the time of the site visit, all four-petal pawpaw's immediate surrounding habitats appeared to be clear of love vine, dense vegetation, and overhead canopies from shading out the specimens. Provided these immediate surrounding areas remain maintained (10-20 ft radius clearance around each specimen), it should facilitate ideal conditions conducive to healthy growth.

Exotic and nonnative plant species such as Caesar's weed and Brazilian pepper should be continuously removed and/or spot-treated with herbicides to prevent outcompeting desirable, native scrub species. When using herbicides, care should be taken during application to not overspray this ecologically sensitive area. Areas of sandy soil patches within the Parking Lot Scrub and Northeast Scrub would benefit from removing and spot-treating nonnative Mexican clover (*Richardia brasiliensis*) and shrubby false buttonweed (*Borreria verticillata*) to maintain desirable open, sandy soil patches, which are key habitat markers for Florida scrub jays, gopher tortoises, and Florida scrub lizards.

Wetland Natural Area

Overall, the wetland community appears to be largely self-sustainable and does not require a significant amount of vegetation maintenance. Reduction of dense Carolina willow will allow for establishment of desirable herbaceous species. Nonnative species including water spangles

(*Salvinia minima*), primrose willow, and Brazilian pepper should be routinely removed and/or chemically treated to prevent further establishment and outcompeting native vegetation.

Buffer Zones

Love vine and exotics such as nonnative palms, air potato (*Dioscorea bulbifera*), and oyster plants should be continuously removed from the buffer areas to prevent encroachment of exotic and nuisance vegetation into scrub and wetland natural areas. Allowing native species such as cocoplum, seagrapes (*Coccoloba uvifera*), and cabbage palms to mature in these areas will continue to aid as a sound buffer for traffic on surrounding streets and help prevent exotic seed species from entering the natural areas. No evidence or observations of feral cats were observed during the site visit. Trash resulting from human presence should be routinely removed during maintenance activities. Human traffic within the buffer zones should be limited to reduce the potential of introducing exotic and invasive species that hitch onto shoes and clothing, such as Caesar's weed seed pods. Installation of signage along the natural area boundaries and buffer zones may aid in preventing human disturbance.

Appendix A.

Figure 1. Site Location Map

Figure 2. Four-Petal Pawpaw Location Map



Legend

- A - Northeast Scrub
- B - Northwest Scrub
- C - Southern Scrub
- D - Parking Lot Scrub
- E - Wetland
- F - Buffer Areas

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Site Location Map

Juno Beach Campus Habitat Monitoring
Juno Beach, Palm Beach County, Florida

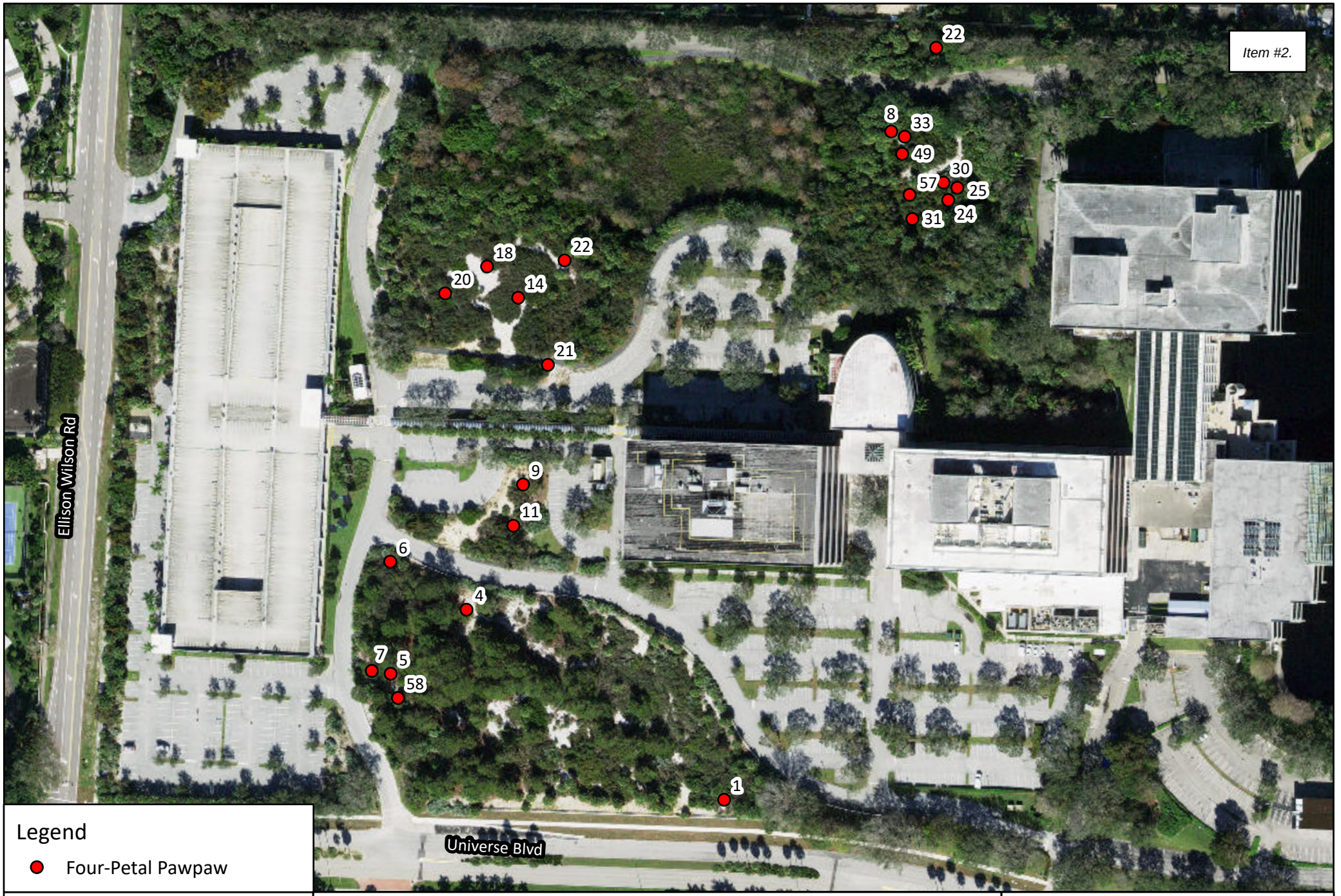
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State of Florida, Microsoft, Vantor

Aerial Date: 2024

Project No. 25-6143 Figure No. 1-1
Drawn By: J. Penta Date: 2/27/26
Layer Source: EAI 2026

Scale: 0 190 130 ft



Legend

- Four-Petal Pawpaw

EAI
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Four-Petal Pawpaw Location Map

Juno Beach Campus Habitat Monitoring
Juno Beach, Palm Beach County, Florida

N

State of Florida, Microsoft, Vantor

Aerial Date: 2024

Project No. 25-6143 Figure No. 2-1
Drawn By: J. Penta Date: 2/25/26
Layer Source: EAI 2026

Scale: 0 125 2

Appendix B. Flora Tables

Native Flora	
Common Name	**Scientific Name**
	Trees
Gumbo limbo	*Bursera simaruba*
Seagrape	*Coccoloba uvifera*
Silver buttonwood	*Conocarpus erectus*
Strangler fig	*Ficus aurea*
Scrub holly	*Ilex arenicola*
Dahoon holly	*Ilex cassine*
Sand pine	*Pinus clausa*
Slash pine	*Pinus elliottii*
Southern live oak	*Quercus virginiana*
Chapman's oak	*Quercus chapmanii*
Sand live oak	*Quercus geminata*
Cabbage palm	*Sabal palmetto*
	Shrubs
Pawpaw	*Asimina reticulata*
Four-petal pawpaw	*Asimina tetramera*
Saltbush	*Baccharis halimifolia*
Beauty berry	*Callicarpa americana*
Cocoplum	*Chrysobalanus icaco*
Hopbush	*Dodonea viscosa*
Firebush	*Hamelia patens*
Gopher apple	*Licania michauxii*
Rusty lyonia	*Lyonia ferruginea*
Shiny lyonia	*Lyonia lucida*
Palafoxia	*Palafoxia feayi*
Wild coffee	*Psychotria nervosa*
Scrub palm	*Sabal etonia*
Saw palmetto	*Serenoa repens*
Hog plum	*Ximenia americana*
	Herbaceous
Ragweed	*Ambrosia artemisiifolia*
Broomsedge	*Andropogon virginicus*
Wiregrass	*Aristida gyrans*
Coastal plain honey combhead	*Balduina angustifolia*
Hair sedge	*Bulbostylis ciliatifolia*
Partridge pea	*Cassia chamaecrista*
Love vine	*Cassytha filiformis*
Goldenaster	*Chrysopsis scabrella*
Reindeer lichen	*Cladonia spp.*
Stinging nettle	*Cnidoscolus stimulosus*
Dayflower	*Commelina erecta*
Horseweed	*Conyza canadensis*
Rabbit-bells	*Crotalaria rotundifolia*
Redroot flatsedge	*Cyperus erythrorhizos*
Haspan flatsedge	*Cyperus haspan*

Rough flatsedge	*Cyperus retrorsus*
Feay's prairie clover	*Dalea feayi*
Virginia buttonweed	*Diodia virginiana*
Cottonweed	*Froelichia floridana*
Dune sunflower	*Helianthus debilis*
Sea lavender	*Heliotropium gnaphalodes*
Camphorweed	*Heterotheca subaxillaris*
Scrub pinweed	*Lechea cernua*
Prickly pear cactus	*Opuntia humifusa*
Prickly pear cactus	*Opuntia stricta*
American nailwort	*Paronychia americana*
Virginia creeper	*Parthenocissus quinquefolia*
Florida nailwort	*Pronychia discoveryi*
Cabbage palm fern	*Phlebodium aureum*
Narrowleaf silkgrass	*Pityopsis graminifolia*
Wire weed	*Polygonella gracilis*
October flower	*Polygonella polygama*
Rust weed	*Polypremum procumbens*
Bracken fern	*Pteridium aquilinum*
Winged sumac	*Rhus copallinum*
Scrub sedge	*Rhynchospora megalocarpa*
Sand spike moss	*Selaginella arenicola*
Blacksenna	*Seymeria pectinata*
Greenbrier	*Smilax spp.*
Pineland scalypink	*Stipulicida setacea*
Cardinal airplant	*Tillandsia fasciculata*
Florida airplant	*Tillandsia floridana*
Ball moss	*Tillandsia recurvata*
Spanish moss	*Tillandsia usneoides*
Giant wild pine	*Tillandsia utriculata*
Muscadine grape	*Vitis rotundifolia*
Coontie fern	*Zamia integrifolia*

Non-Native Flora

Common Name	**Scientific Name**
Rosary Pea	*Abrus precatorius*
Common asparagus fern	*Asparagus setaceus*
Shrubby false buttonweed	*Borreria verticillata*
Madagascar periwinkle	*Catharanthus roseus*
Bermuda grass	*Cynodon dactylon*
Air potato	*Dioscorea bulbifera*
Tuberous sword fern	*Nephrolepis cordifolia*
Bahia grass	*Paspalum notatum*
Mexican clover	*Richardia brasiliensis*
Umbrella tree	*Schefflera actinophylla*
Brazilian pepper	*Schinus terebinthifolius*
Oyster plant	*Tradescantia spathacea*
Caesar's weed	*Urena lobata*

Native Flora	
Common Name	**Scientific Name**
	Trees
Red maple	*Acer rubrum*
Pond apple	*Annona glabra*
Strangler fig	*Ficus aurea*
Laurel oak	*Quercus laurifolia*
Southern live oak	*Quercus virginiana*
Sweet bay	*Magnolia virginiana*
Red bay	*Persea borbonia*
Cabbage palm	*Sabal palmetto*
Carolina willow	*Salix caroliniana*
Bald cypress	*Taxodium distichum*
	Shrubs
Buttonbush	*Cephalanthus occidentalis*
Cocoplum	*Chrysobalanus icaco*
Marsh mallow	*Kosteletzkya virginica*
Wax myrtle	*Myrica cerifera*
	Herbaceous
Broomsedge	*Andropogon virginicus*
Water hyssop	*Bacopa monnieri*
Swamp fern	*Blechnum serrulatum*
Marsh pennywort	*Hydrocotyle umbellata*
Blue flag iris	*Iris hexagona*
Water purslane	*Ludwigia palustris*
Giant sword fern	*Nephrolepis biserrata*
Blue star fern	*Phlebodium aureum*
Marsh fleabane	*Pluchea rosea*
Arrowhead	*Sagittaria lancifolia*
Duck potato	*Sagittaria latifolia*
Foxtail grass	*Setaria geniculata*
Laurel-leaf greenbriar	*Smilax laurifolia*
Alligator flag	*Thalia geniculata*
Muscadine grape	*Vitis rotundifolia*
Coontie fern	*Zamia integrifolia*
Non-Native Flora	
Common Name	**Scientific Name**
Rosary Pea	*Abrus precatorius*
Giant milk bush	*Euphorbia ammak*
Primrose willow	*Ludwigia peruviana*
Torpedo grass	*Panicum repens*
Water spangles	*Salvinia minima*
Brazilian pepper	*Schinus terebinthifolius*

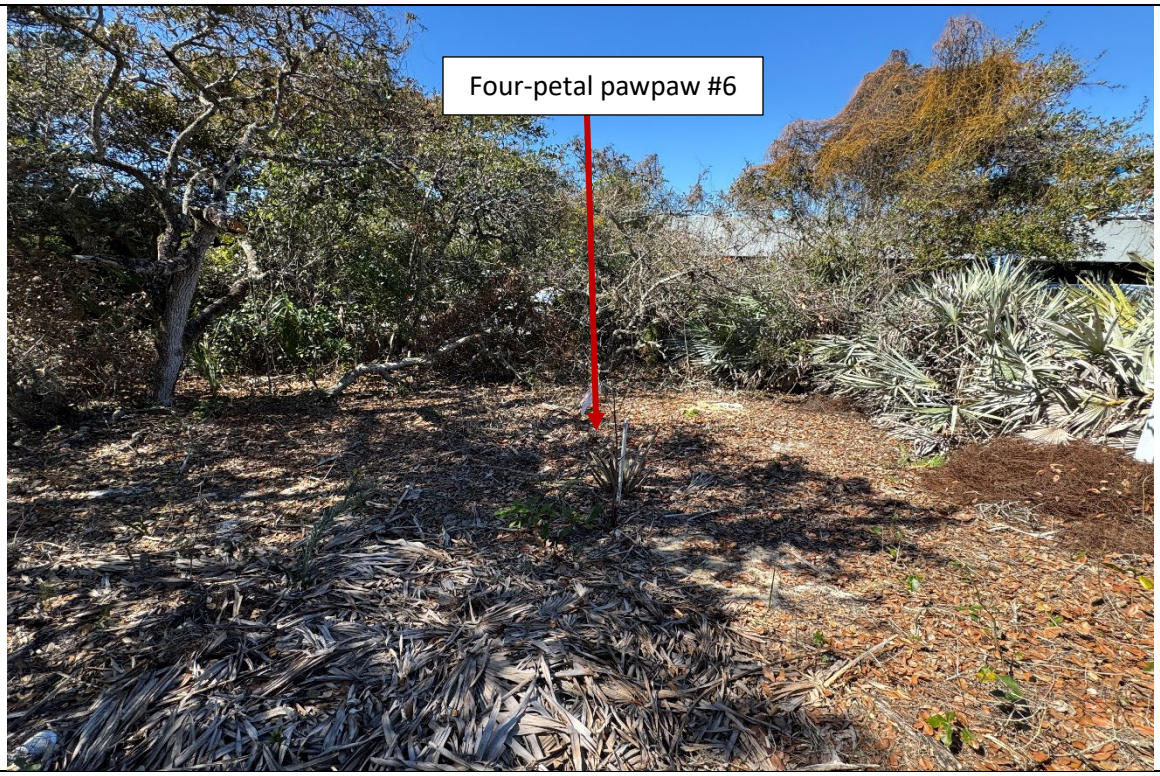
Appendix C. Site Photographs

Appendix C

FPL Juno Beach Campus Site Photographs



Photograph 1 – View of adequate spacing and light conditions for four-petal pawpaw #4 facing south within Southern Scrub. Large sand pines and pine needle groundcover pictured.



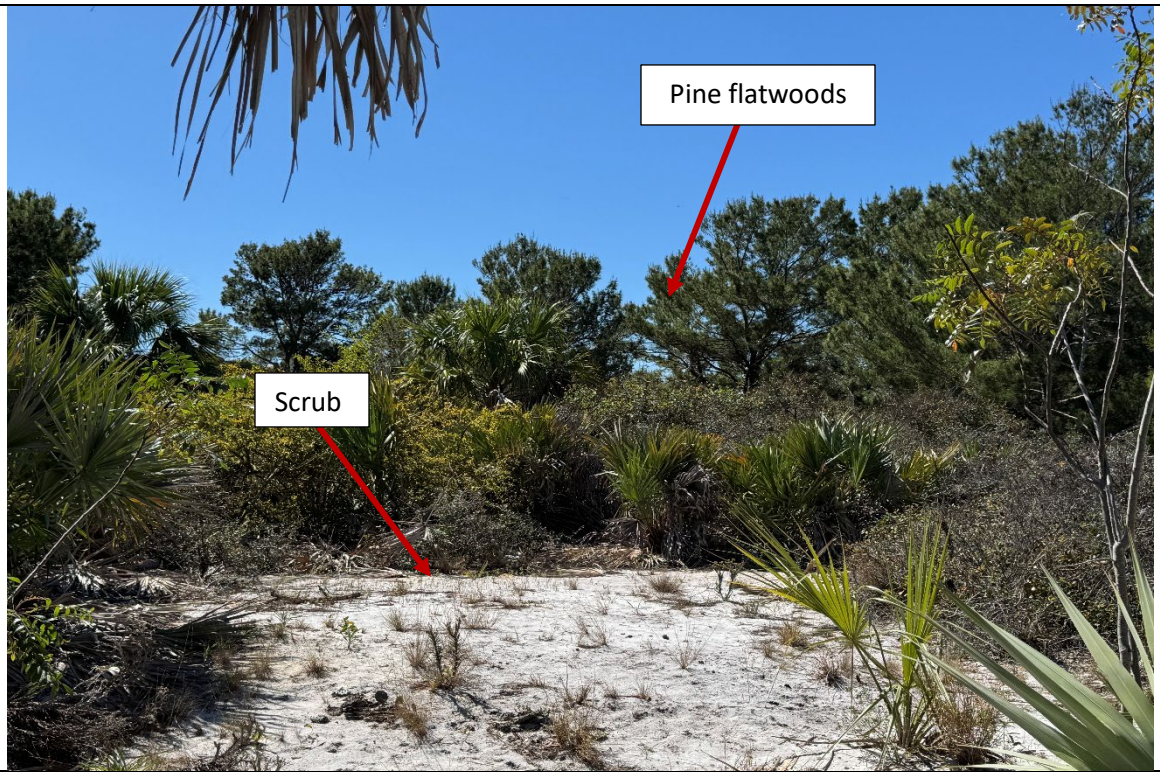
Photograph 2 – View of four-petal pawpaw #6 facing west within Southern Scrub. Positive recent mechanical alterations providing adequate space and lighting for optimal growth.

Appendix C

FPL Juno Beach Campus Site Photographs



Photograph 3 – View of large sand pines and pine needles within Southern Scrub facing southwest.



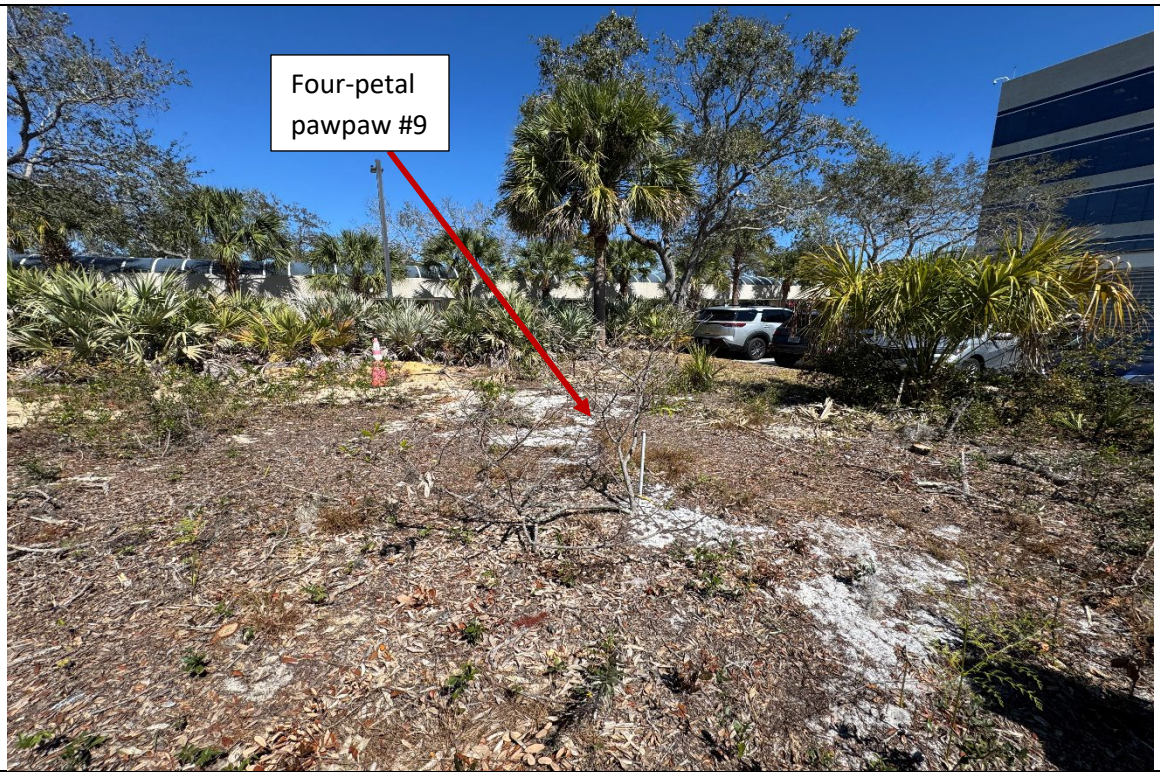
Photograph 4 – View of ecosystem transition from scrub to pine flatwoods in Southern Scrub facing southwest.

Appendix C

FPL Juno Beach Campus Site Photographs

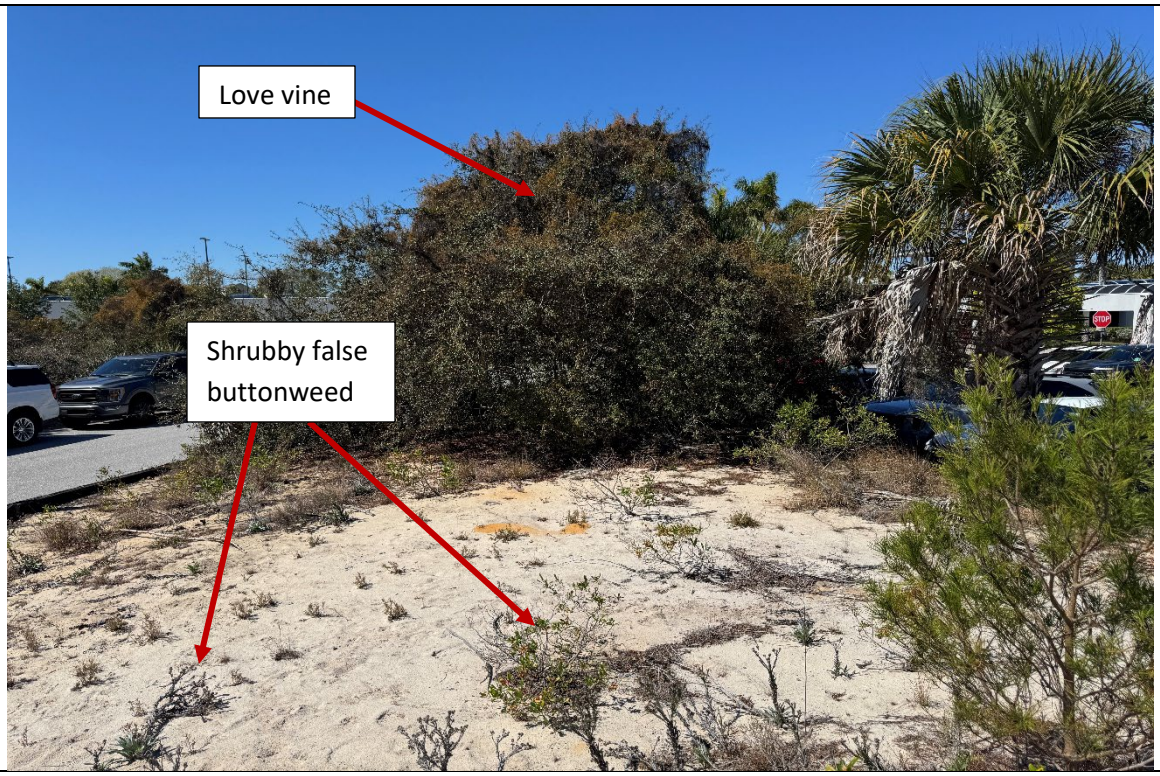


Photograph 5 – View of optimal sandy scrub patch with native vegetated islands within Parking Lot Scrub facing southwest.



Photograph 6 – View of recent maintenance around four-petal pawpaw #9 within Parking Lot Scrub facing northeast.

Appendix C



Photograph 7 – View of shrubby false buttonweed and love vine within Parking Lot Scrub facing northwest.



Photograph 8 – View of scrub oak canopies cleared of love vine suitable for Florida scrub jays within Northwest Scrub facing north.

Appendix C

FPL Juno Beach Campus Site Photographs



Photograph 9 – View of desirable sandy scrub patch within scrub oak community facing southeast in Northwest Scrub.



Photograph 10 – View of Northwest Scrub natural area facing west.

Appendix C

FPL Juno Beach Campus Site Photographs

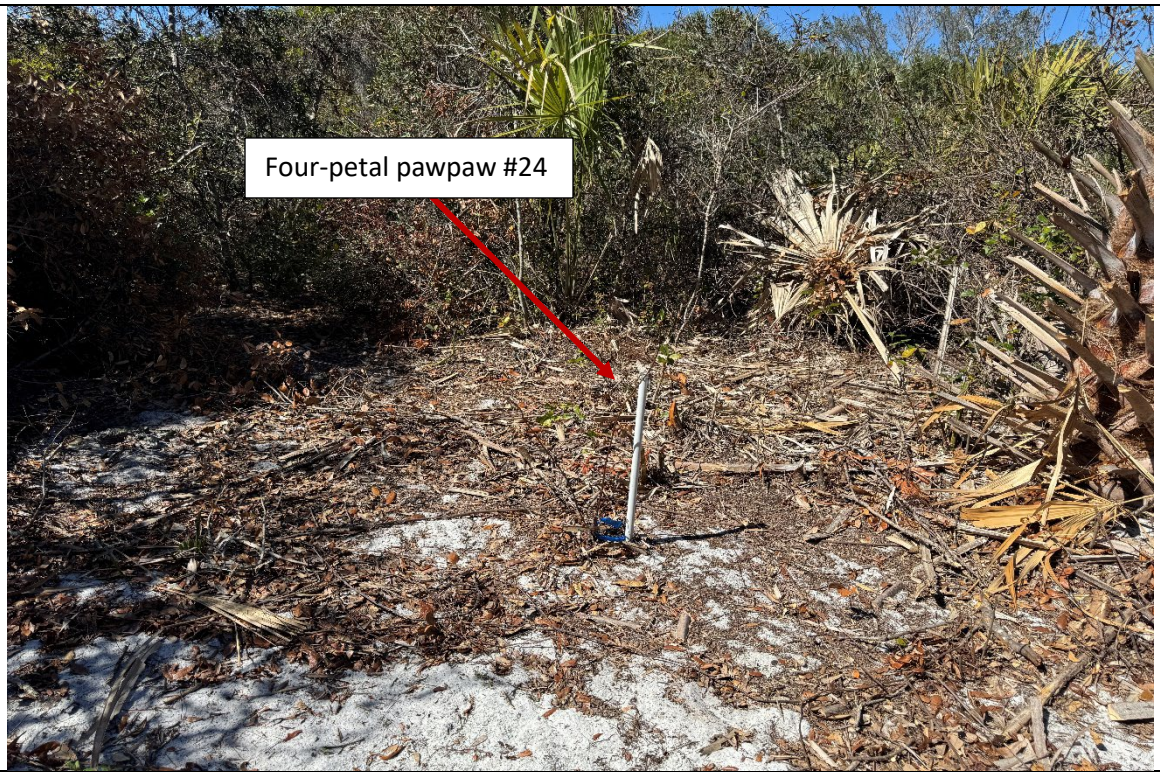


Photograph 11 – View of native marsh seedbox groundcover during drought conditions within wetland natural area facing northwest.



Photograph 12 – View of Northeast Scrub facing west.

Appendix C



Photograph 13 – View of adequate clearance and lighting around four-petal pawpaw #24 within Northeast Scrub facing northwest.

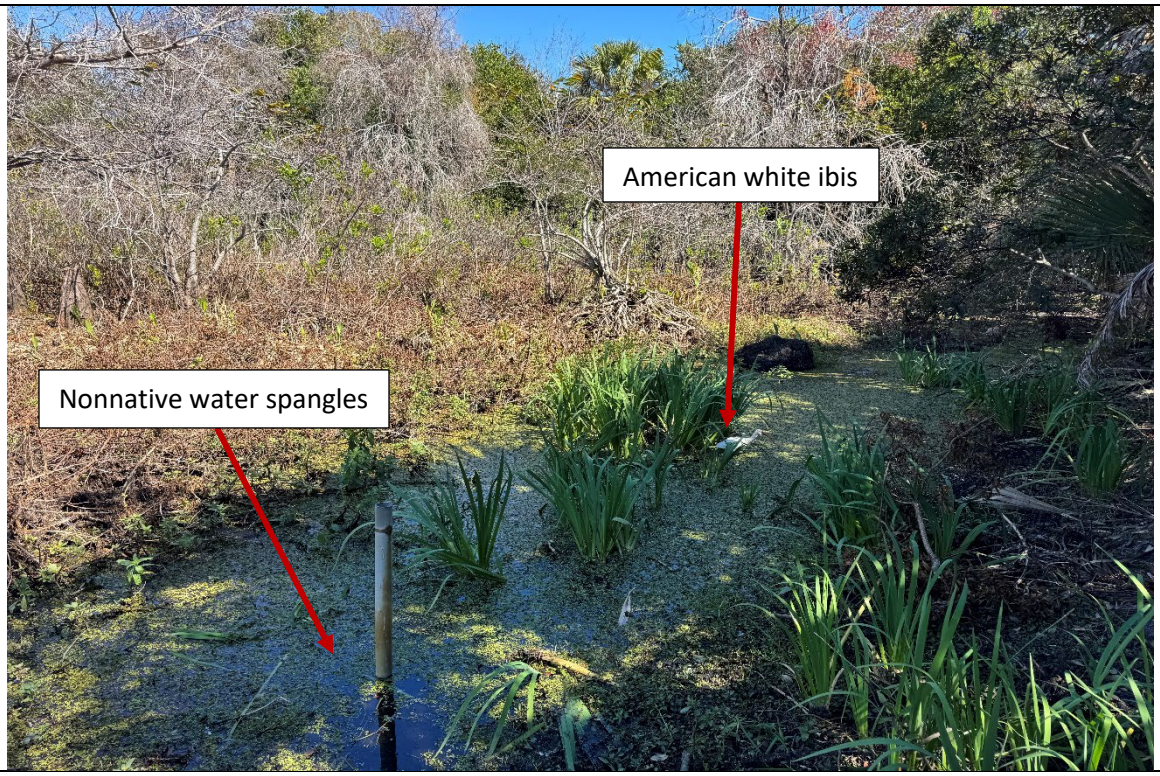


Photograph 14 – View of four-petal pawpaw #33 within Northeast Scrub facing southwest.

Appendix C



Photograph 15 – View of desirable scrub within Northeast Scrub facing west.

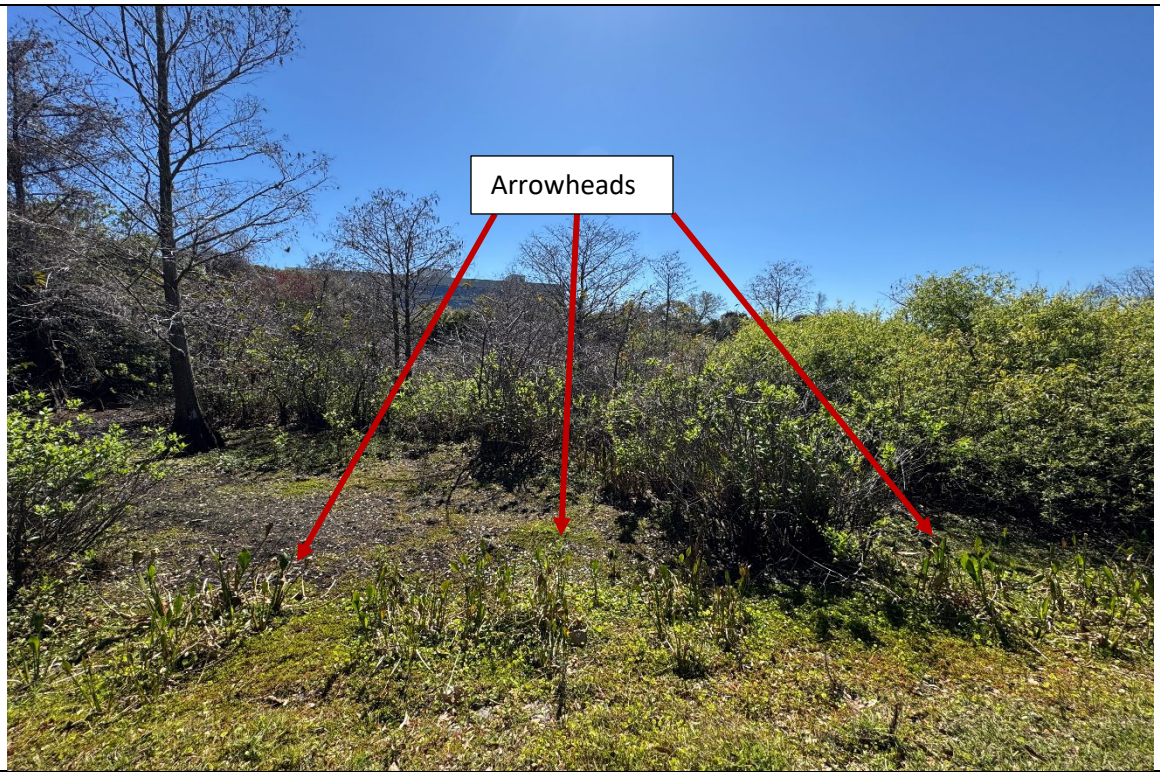


Photograph 16 – View of American white ibis foraging within wetland natural area facing northeast.

Appendix C



Photograph 17 – View of wetland natural area with cypress tree facing west.



Photograph 18 – View of wetland natural area with emergent arrowhead facing southwest.

Appendix C



Photograph 19 – View of native seagrapes within northern buffer zone facing east.



Photograph 20 – View of western buffer zone facing south.

Appendix C



Photograph 21 – View of native prickly pear within western buffer zone facing west.

TOWN OF JUNO BEACH RESOLUTION NO. 84-9

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF JUNO BEACH, FLORIDA, APPROVING THE APPLICATION FOR DEVELOPMENT APPROVAL OF FLORIDA POWER & LIGHT COMPANY FOR THE JUNO BEACH OFFICES EXPANSION, SUBJECT TO CERTAIN CONDITIONS

WHEREAS, on March 2, 1984, Florida Power & Light Company, hereinafter referred to as "Applicant", submitted to the Town of Juno Beach an application for development approval (ADA) for a development of regional impact (DRI) known as "Juno Beach Offices Expansion", in accordance with Section 380.06, Florida Statutes; and

WHEREAS, on May 1, 1984, Applicant responded to a request from the Treasure Coast Regional Planning Council (RPC) for additional information by filing a supplement to said ADA; and

WHEREAS, the Juno Beach Offices Expansion as proposed in the ADA consists of approximately 996,000 square feet of office space (including an existing 164,000 square foot office facility) located on approximately 58.5 acres of land in the Town of Juno Beach; and

WHEREAS, pursuant to Sections 380.031 and 380.06, Florida Statutes, the Town Commission of the Town of Juno Beach (hereinafter referred to as either the Commission or the Town), as the local government having jurisdiction, is authorized and required by law to consider the Juno Beach Offices Expansion DRI ADA; and

WHEREAS, the Commission has received and reviewed the report and recommendations of the RPC, which recommends approval of the ADA subject to certain conditions; and

WHFREAS, the Commission on September 12, 1984, held a public hearing on the ADA at which all parties, and any member of the general public requesting to do so, was given an opportunity to present written or oral communication; and

WHEREAS, pursuant to Section 380.06, Florida Statutes, public notice of said hearing was duly published in the Palm Beach Post on July 6, July 14, and August 29, 1984 and was duly provided to the Florida Department of Community Affairs (DCA), the RPC, and other persons designated by DCA rules.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF JUNO BEACH, FLORIDA, THAT SAID COMMISSION MAKES THE FOLLOWING FINDINGS OF FACT:

1. The legal description of the property comprising the proposed Juno Beach Offices Expansion DRI is set forth on pages I-2 to I-5 of the ADA, which is incorporated herein by reference.

2. When developed in accordance with the conditions imposed by this development order, the Juno Beach Offices Expansion DRI:

(a) Will not have a significant negative impact on the environment and natural resources of the region;

(b) will have a favorable economic impact on the economy of the region by providing new employment and business for the residents of the region;

(c) will efficiently use water, sewer, solid waste disposal, public school facilities, and other necessary public facilities;

(d) will not unduly burden public transportation facilities;

(e) will not adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment; and

(f) will not create an unreasonable additional demand for, or additional use of, energy.

BE IT FURTHER RESOLVED THAT THE COMMISSION ENTERS THE FOLLOWING CONCLUSIONS OF LAW:

1. The proceedings herein have been conducted in compliance with the provisions of Chapter 380, Florida Statutes; and all conditions precedent to the granting of development approval required by Chapter 380, Florida Statutes, have occurred.

2. The proposed Juno Beach Offices Expansion DRI is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes.

3. The proposed development does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

4. The proposed Juno Beach Offices Expansion DRI, subject to the conditions imposed by this development order, is consistent with the Town of Juno Beach Comprehensive Plan, zoning ordinance, subdivision regulations, and other local land development regulations.

5. The proposed development is in all material respects consistent with the report and recommendations of the RPC submitted pursuant to Section 380.06(11), Florida Statutes.

6. The ADA for the Juno Beach Offices Expansion DRI is hereby approved, subject to the conditions of development approval contained in Attachment A which is made a part hereof by reference.

7. This resolution constitutes the development order pursuant to Section 380.06, Florida Statutes, for the Juno Beach Offices Expansion DRI. The Town has previously approved the site plan on September 18, 1984 pursuant to Section 11 of the Comprehensive Zoning Ordinance of the Town of Juno Beach for Phase A of the development. The ADA and supplemental information filed by the Applicant, together with the site plan for Phase A of the development, are incorporated herein by reference. The proposed development shall be carried out in conformance with the ADA, except to the extent that the ADA as revised is inconsistent with the other terms and conditions of this development order. The ADA is amended by any inconsistent terms of this resolution and the attachments incorporated by reference.

8. The Town Planner is designated as the local official responsible for receiving and monitoring the annual reports and for assuring compliance with this development order.

Section 11 of the Town of Juno Beach Comprehensive Zoning Ordinance shall be followed to facilitate such compliance monitoring by the Town Planner.

9. This development order shall take effect upon adoption and shall remain in effect for the duration of the development as described in the ADA. The effectiveness of this development order may be extended by the Commission upon a showing by Applicant of excusable delay and a showing that the completed portions of the development comply with the conditions of this development order. The period of effectiveness of this development order shall be extended during any period of time during which there is any building permit moratorium affecting the property within the Juno Beach Offices Expansion DRI boundary imposed by the Town of Juno Beach or other governmental agency having authority to do so.

10. Unless otherwise specifically provided in this order or in Attachment A hereto, any changes proposed by the Applicant to the ADA, as amended herein, which exceed the limits established in Section 380.06(17)(b), Florida Statutes, which limits are presumed not to be substantial deviations, shall be submitted to the Commission for a determination if such change constitutes a substantial deviation requiring further review pursuant to Section 380.06, Florida Statutes. Any changes below those limits need not be submitted for review to the RPC. Any use of additional structured parking that is approved by the Town pursuant to its site plan review procedures shall not constitute a substantial deviation requiring further review by the RPC.

11. Pursuant to Section 380.06(16), Florida Statutes, Applicant shall provide an annual report relating to its activities to the Town Planner, the RPC, the DCA, and the South Florida Water Management District on September 30, of each year during the term of this development order, commencing on September 30, 1985. The annual report shall contain the following information:

(a) Changes in the plan of development or phasing for the reporting year and for the next year;

(b) A summary comparison of development activity proposed and actually conducted for the year;

(c) Undeveloped tracts of land, other than individual single family lots, that have been sold to a separate entity or developer;

(d) Identification and intended use of lands purchased, leased or optioned by the developer adjacent to the original DRI site since the development order was issued;

(e) An assessment of the development's and local government's compliance with conditions of approval contained in the DRI development order;

(f) Any known incremental DRI applications for development approval or requests for substantial deviation determination that were filed in the reporting year and to be filed during the next year;

(g) A statement that all persons have been sent copies of the annual report in conformance with Subsections 380.06(14) and (16), Florida Statutes; and

(h) A copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(14)(d), Florida Statutes.

12. Definitions contained in Chapter 380, Florida Statues, shall control in the construction of this development order. The developer Florida Power & Light Company is referred to as the Applicant throughout this development order. This development order shall be binding on and enure to the benefit of the Applicant, its affiliates, successors and assigns.

13. In the event that any portion or section of this development order is determined to be invalid by a court of competent jurisdiciton, the remaining portions or sections of this development order shall remain in full force and effect.

14. Notice of the adoption of this resolution and a certified copy of this resolution shall be recorded by the Applicant in accordance with Section 380.06(14)(d), Florida Statutes.

15. The Town Clerk shall transmit a certified copy of this development order by certified mail to the DCA, the RPC, and the Applicant.

PASSED AND ADOPTED THIS 18th day of September, 1984.

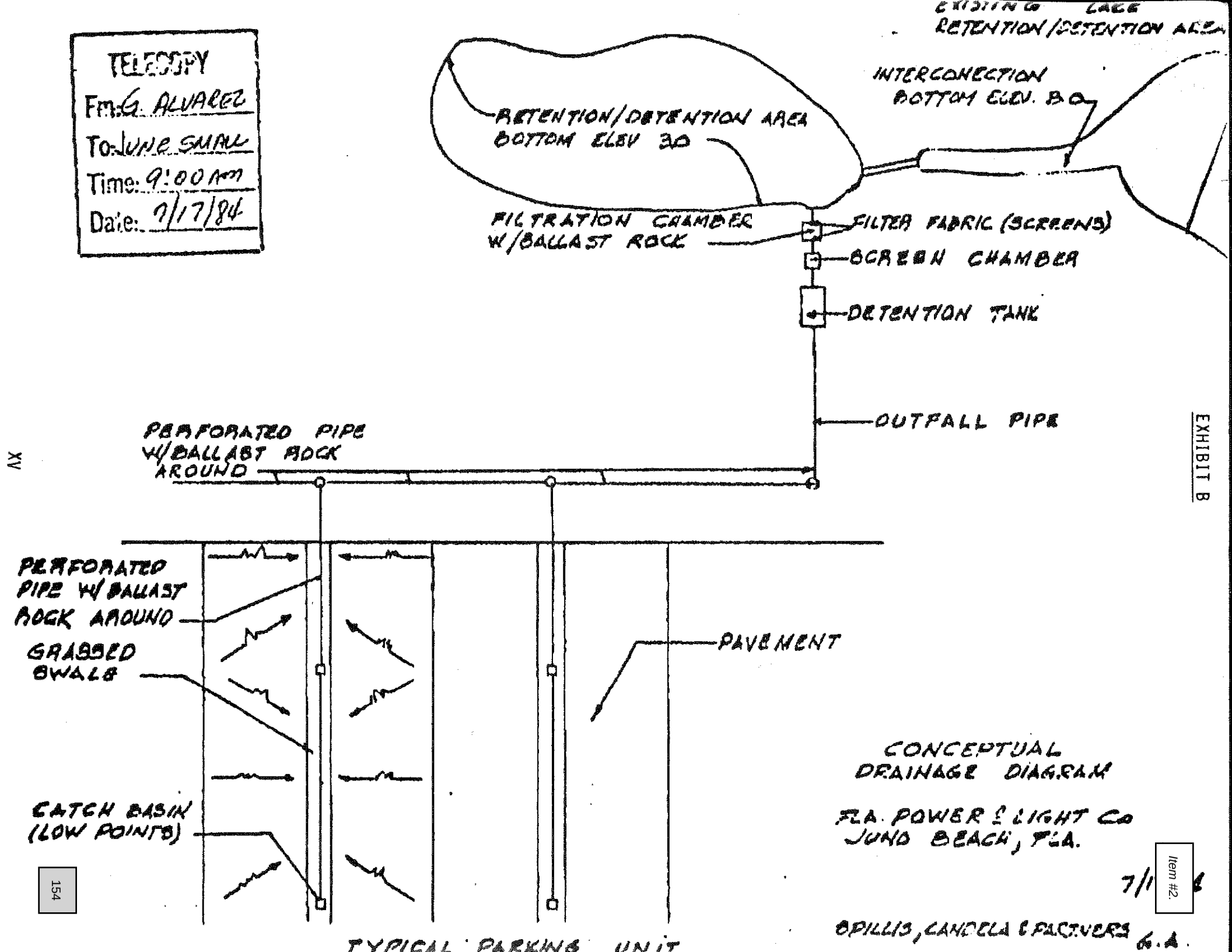
TOWN COMMISSION OF TOWN OF JUNO BEACH, FLORIDA

BY W. Kelly
Chairman

ATTEST:

BY Gail F. Nelson
Clerk

TELECOPY
Fm: G. ALVAREZ
To: JUNE SMALL
Time: 9:00 AM
Date: 7/17/84



TYPICAL PARKING UNIT

CONCEPTUAL
DRAINAGE DIAGRAM

FLA. POWER & LIGHT Co
JUNO BEACH, FLA.

7/1

SPILLIS, CANDELA & PARTNERS INC.

EXHIBIT B

Item #2.

XV

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Attachment A

CONDITIONS OF DEVELOPMENT APPROVAL

1. The Juno Beach Offices Expansion Application for Development Approval is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval is a condition for approval unless waived or modified by agreement among the parties, as defined in Subsection 380.07(2), Florida Statutes, or unless inconsistent with the conditions of this Development Order.

   For the purpose of this condition, the Application for Development Approval (ADA) shall include the following items:

   a. Application for Development Approval dated January 1984 and submitted March 2, 1984; and

   b. Supplemental information dated April 30, 1984 and submitted May 1, 1984.

COMMENCEMENT OF DEVELOPMENT

2. In the event the developer fails to commence significant physical development within three years from the effective date of the Development Order, development approval shall terminate and the development shall be subject to further consideration pursuant to Section 380.06,

Florida Statutes. Significant physical development shall mean site preparation work for any portion of the proposed project expansion.

HISTORIC AND ARCHAEOLOGICAL SITES

3. In the event of discovery of any archeological artifacts during project construction, the developer shall stop construction in that area and immediately notify the Bureau of Historic Sites and Properties in the Florida Department of State. Proper protection, to the satisfaction of the Bureau, shall be provided by the applicant.

HABITAT, VEGETATION AND WILDLIFE

4. The developer shall set aside a minimum of 10.5 acres of upland habitat and a minimum of 2.0 acres of wetland habitat to be managed and maintained as a native habitat preserve. The preserve areas shall be located as indicated in Exhibit A and shall consist of three parts: 1) a northern scrub and wetland preserve area; 2) a southern scrub preserve area; and 3) a scrub buffer area around the western portion of the site. No building permit shall be granted for the first phase of development until a site preservation map and a preserve area management plan have been approved by the Town of Juno Beach in consultation with the Treasure Coast Regional Planning Council. If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted.

The site preservation map shall: 1) provide for the total preservation area specified above; 2) delineate the precise boundaries of the three areas as shown in the above referenced Exhibit A; and 3) provide for

the preservation and protection in situ of all Four-petal pawpaw (Asimina tetramera) as shown in Exhibit A except for those explicitly designated as proposed for attempted relocation in Exhibit A and a minimum number of plants which must be relocated to allow for the placement of the roadway along the northern boundary; and 4) provide a minimum 10 foot buffer of native scrub vegetation around each preserved plant. The preserve area management plan shall identify a program of habitat management that will specify: 1) all activities to be undertaken to support habitat values necessary to maintain Gopher Tortoises, Scrub Jays and Scrub Lizards in the preserve area; 2) the manner and method in which all Four-petal pawpaw disrupted by development will be transplanted to suitable locations within the preserve area; 3) the management procedures necessary to maintain 2.0 acres of viable productive wetland habitat and 10.5 acres of healthy scrub habitat; 4) design features and management techniques to protect the habitat and endangered and threatened species from the effects of drainage and other development related impacts; and 5) the extent, type and timing of any planting to be provided to enhance habitat conditions.

5. The developer shall establish a vegetated littoral zone as part of the surface water management system. Prior to construction of the pond expansion which is part of the system the developer shall prepare a design and management plan for the wetland/littoral zone that will be developed as part of that system. The plan shall: 1) include a topographic map of the surface water management system showing the

control elevation contour and -3 foot contour or typical lake cross sections; 2) specify how vegetation is to be established within the zone, including the extent, method and timing of any planting to be provided; and 3) provide a description of any management procedures to be followed in order to assure the continued viability and health of the littoral zone. The littoral zone as established shall consist entirely of native vegetation and shall be maintained permanently as part of the water management system. As a minimum, a total of one-half acre of vegetated littoral zone shall be established along lake shoreline occurring within the development. The plan shall be subject to approval by the Town of Juno Beach in consultation with the Treasure Coast Regional Planning Council prior to beginning any pond expansion excavation activity. The plan shall be implemented and work inspected no later than 18 months after each lake is excavated.

6. During construction of each phase, all Melaleuca, Brazilian pepper and Australian pines which occur on-site shall be removed. Removal shall be in such a manner that avoids seed dispersal by any of these species.

DRAINAGE

7. The drainage system shall be designed and constructed to conform with Exhibit B, Conceptual Drainage Diagram, and shall incorporate the following or comparable design features:

   Step 1. Collectors - Grassed swales around and through parking areas to collect all storm water runoff generated in those paved areas.

   Step 2. Collector Points - Catch basins located along the grassed swales. Catch basins are concrete structures with bottom elevations one

to two feet below the outfall in order to collect the heavy particles flowing from the parking areas. A sump hole will allow for seepage of any storm water collected on the low portion of the catch basin.

Step 3. Collector Piping - All collectors will consist of perforated pipes embraced by ballast rock with filter fabric around the rock.

Step 4. Outfall Pipe - Receives contribution from collectors and consists of perforated pipe, similar in design to collector piping, which discharges into the detention tank assembly.

Step 5. Detention Tank - A concrete structure with two compartments separated by a concrete baffle. The inlet compartment will collect oil and floating particles. The second compartment will discharge into a screen chamber a relatively clear effluent.

Step 6. Screen Chamber - A concrete structure with a bar screen at the inlet side that will retain any medium size particles that have gone through the detention tanks.

Step 7. Filtration Chamber - A concrete structure filled with ballast rock and filter fabric at the inlet and outlet sides of the structure. The filter fabric will retain particles that have gone through the previous structures. The filtration bed (ballast rock) will retain any oil that has gone through the detention tank and all nuisances still in the storm water effluent. An outfall pipe will discharge from this structure to the detention/retention area.

Step 8. Detention/Retention Area - Final discharge point of the storm water runoff (wetlands). Bottom elevation is 3.0. This area will

retain the first one-inch or the one-hour, three-year storm water runoff whichever is greater.

WATER SUPPLY

8. In an effort to decrease potable water demand, the developer shall install water saving fixtures, including three gallon toilets (or more efficient designs) and water tap flow restrictors or tap aerators.

9. Excluding designated and defined preserve or buffer areas which are to be restored to natural condition and maintained exclusively in native vegetation, and excluding areas which have already been landscaped in non-native vegetation, at development completion 80 percent of all remaining portions of the site which are to be vegetated shall be planted and maintained exclusively with native vegetation adapted to the soil types and climate conditions which occur on-site. A minimum of 25 percent of the landscaping installed in conjunction with each phase shall consist of native vegetation. The primary objectives of limiting the area in which non-native vegetation may be planted are: 1) to minimize irrigation water requirements; and 2) to provide habitat values for the endangered and threatened plant and animal species which have historically occurred on this site. Prior to issuance of a building permit for any phase of this development, a landscaping plan for that phase must be found consistent with the above listed objectives by the Town of Juno Beach in consultation with Treasure Coast Regional Planning Council.

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ENERGY

10. In the final site plans, the developer shall incorporate those energy conservation measures identified on pages II-98 through II-100 of the Application for Development Approval and, to the extent feasible, measures identified in the Treasure Coast Regional Planning Council's Regional Energy Plan.

TRANSPORTATION

11. At the time of issuance of the building permit for Phase A of the project, the developer shall pay a fair share traffic impact fee in the amount of $125,000. This fee shall constitute the total traffic impact fee for all phases of the development and shall not be reduced by any credit that might otherwise be applicable under the Fair Share Contribution for Road Improvements Ordinance or any other provision of law.
12. The developer shall construct one southbound right-turn lane at the intersection of Ellison Wilson Road at PGA Boulevard. If required to implement this improvement, the County shall use its power of eminent domain to secure any required right-of-way. The cost of the right-of-way shall be borne by the developer. This improvement shall be completed within one year after the issuance of the permanent Certificate of Occupancy for Phase A of the project unless the improvement is delayed by inability to secure the required right-of-way.
13. The developer shall be responsible for the signalization of the intersection of Ellison Wilson Road at Universe Boulevard. Signalization shall occur when warranted and after issuance of the necessary signalization permits. At the developer's option, the developer may pay a fee

to the County (the amount to be negotiated at the time) for the implementation of this improvement or the developer may contract privately for the construction.

14. The developer shall be responsible for the signalization of the intersection of U.S. 1 at Universe Boulevard. Signalization shall occur when warranted and after issuance of the necessary signalization permits. At the developer's option, the developer may pay a fee to the County (the amount to be negotiated at the time) for the implementation of this improvement or the developer may contract privately for the construction.

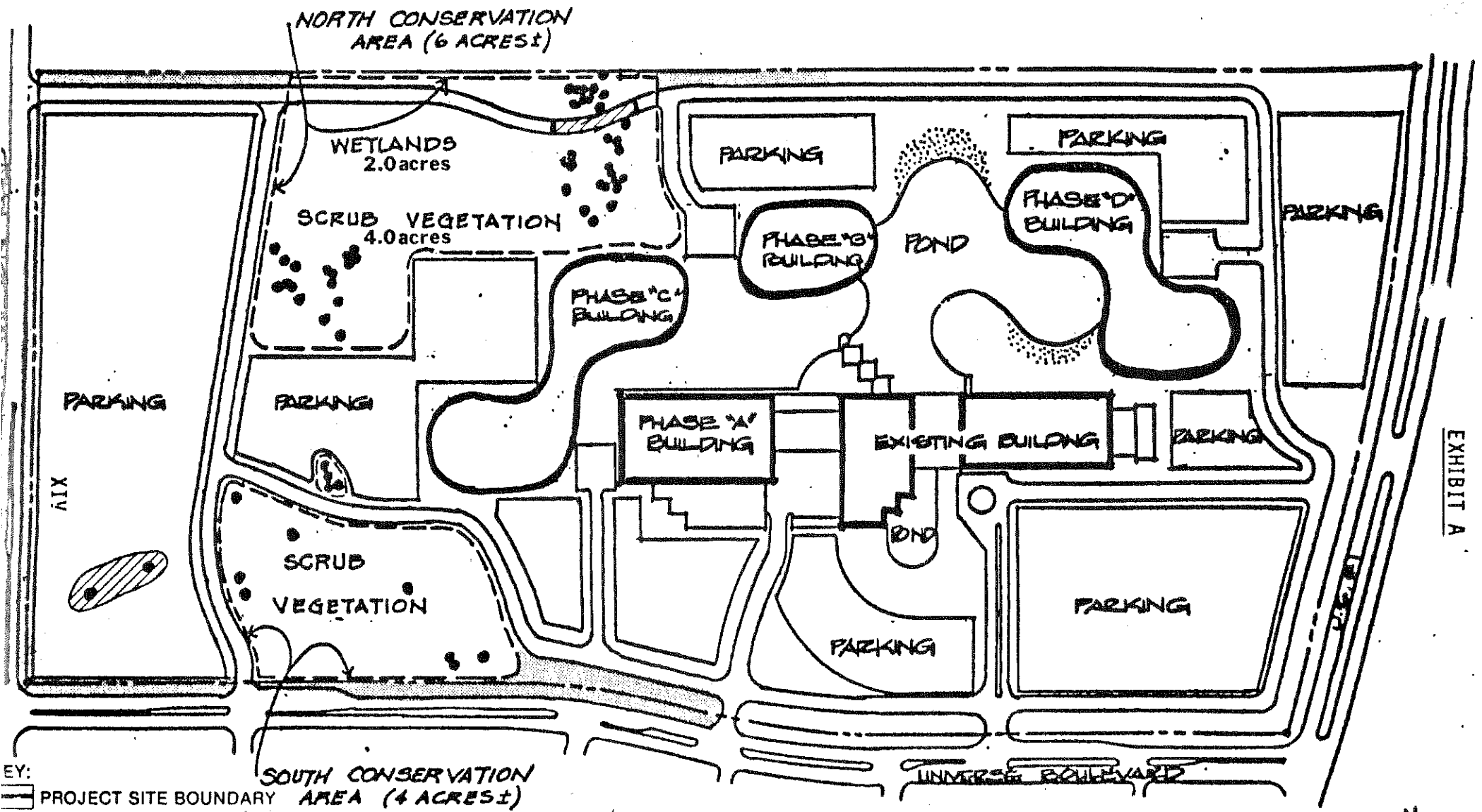
15. Prior to the issuance of the permanent Certificate of Occupancy for Phase B of the project, the developer shall construct a southbound left-turn lane on Ellison Wilson Road to serve the proposed driveway access point.

16. The developer shall establish and actively support a car pooling program. In the first annual report following the end of the first year of Phase A operations, FPL shall report on its activities and provide an evaluation of their effectiveness. Copies of this information shall be provided to the Metropolitan Planning Organization and the Palm Beach County Traffic Engineer.

17. Within one year of commencement of Phase A operations, or any subsequent expansion of facilities, the developer shall undertake a study of the feasibility of establishing or participating in a van pool program. The developer shall incorporate the results of that study into the next DRI annual report and shall also transmit the results to the

Metropolitan Planning Organization and the Palm Beach County Traffic Engineer.

18. Upon commencement of Phase A operations or any subsequent expansion, the developer shall provide the Palm Beach County Transportation Authority with information regarding the general location of its employees' residences and shall consult with the Authority regarding the feasibility of establishing or expanding bus routes to serve the site. If bus service is provided to the site the applicant shall provide boarding and unloading space on-site.



EY:

- PROJECT SITE BOUNDARY
- CONSERVATION AREA
- FOUR-PETAL PAW PAW
- LITTORAL ZONE
- INDIVIDUALS PROPOSED FOR ATTEMPTED RELOCATION
- BUFFER ZONE

0' 100' 200' 400'
APPROX. SCALE

N

FPL - JUNO BEACH - FLORIDA

CONCEPTUAL MASTER PLAN

Florida Power & Light Company

Juno Beach Offices

Preserve Area Management Plan

- Preserve Areas
- Buffer Areas
- Littoral Zone

Revised January 1993

Note; Burn Plan Appendix in condition compliance Book 2 of 2.

FSB7:FSB:fp:\dri\jbomgpl
March 8, 1993

PRESERVE AREA MANAGEMENT PLAN

FOR THE FPL JUNO BEACH PROPERTY

GENERAL PRINCIPLES

Preserve Area

The area to be managed and maintained as native habitat, pursuant to Condition 4, on the FPL Juno Beach property consists of four parts: 1) a northern scrub and wetland area, 2) a southern scrub area, 3) a scrub buffer area, and 4) a native transitional vegetation area (Appendix 1). These areas will be managed to encourage the survival of the site's Rare, Threatened and Endangered species of animals and plants, that is, the Florida Scrub Jay, the Florida Gopher Tortoise, the Florida Scrub Lizard and the Four-petal Pawpaw. The basic philosophy of the management plan is that the survival of these keystone species can best be assured by maintaining the present sub-climax scrub habitat. The Scrub Jay is considered the focal species for the management plan both because there is more information on its requirements and ecology than is the case with the three other species, and because conditions for the Scrub Jay survival are believed to be generally favorable for the other three species.

Littoral Zone

In addition, pursuant to Condition 5, this management plan addresses maintenance of the littoral zone adjacent to the retention ponds. The littoral zone has been added since the original management plan was submitted, and is included here to provide for a coordinated management approach.

CHARACTERISTICS AND REQUIREMENTS OF THE SPECIES OF CONCERN

Florida Scrub Jay

The Florida Scrub Jay (Aphelocoma coerulscens coerulscens) is listed as Threatened by the Florida Game and Freshwater Fish Commission and by the United States Fish and Wildlife Service. Florida

Scrub Jays occur only in peninsular Florida. These Jays have very specific habitat requirements. They live in oak scrub consisting of sand live oak, myrtle oak and Chapman oak, along with saw palmetto, scrub palm, scattered sand pine and rosemary. The birds avoid wet habitats and forests, including canopied sand pine stands.

Scrub Jays are omnivorous and opportunistic feeders: they will eat almost anything they can catch. During the spring and summer, Scrub Jays primarily eat insects, spiders, lizards and frogs which should be present in sufficient numbers on the FPL site. In the fall and winter months, acorns become the primary food. Enough oaks must be present to provide sufficient acorns every year to carry the Jays through the winter. It is known that acorn crops vary from year to year. At the FPL site, acorn production may not be sufficient to support the Scrub Jay population indefinitely. It appears that Scrub Jays on the site must be subsisting during the winter months on acorns produced by the scrub and on food provided by nearby residents. A banding program has been initiated to determine the resident population and its use of other nearby scrubs. The tameness of the FPL Jays indicates that they are accustomed to the presence of humans and suggests that they are being fed by people living nearby. Since the scrub west of the FPL site has been cleared, supplemental feeding has been provided for the Scrub Jays to survive the winter months; the amount of feeding by neighbors is not known and in any case it cannot be relied on for survival of the FPL Scrub Jay colony.

Scrub Jay nesting occurs from March through mid-June. Florida Scrub Jays require dense thickets of oaks for nesting. Nests are usually placed just inside the edge of a thicket or in a single oak. Scrub Jays generally avoid areas where oaks average over 10 feet in height. Except for a small stand of sand pines in the southern scrub, most of the habitat ideally should be maintained at an average height of less than 6 feet. Under natural conditions, sand pine scrub communities are maintained by wildfires that burn every 8-15 years.

Scrub Jays generally prefer areas with 10-40% bare ground. Surplus food, such as acorns, is

buried in the sandy soil, recovered and eaten later. The birds also spend considerable time on the ground foraging for insects and lizards. Scrub Jays seem to prefer small patches of bare sand a few feet across scattered among the oak thickets, rather than large open areas next to a dense thickets of oaks.

Field observations indicate that the FPL site provides suitable habitat for at least one family of Jays. As many as ten adults have been seen at one time on the FPL property. The range of this family group probably extends to the west on land that is already developed and includes the nearby residential area to the north. The proposed management plan provides adequate foraging and nesting areas for this small family group, even assuming complete development of the land to the west. But this small a population of Scrub Jays is vulnerable to predators, disease, etc. Although there are no Scrub Jays populations immediately adjacent to the FPL site, if the present occupants were to leave or be eliminated by predators, disease, or inbreeding there are Jays within several miles which could recolonize the site.

Gopher Tortoise

The Gopher Tortoise (Gopherus polyphemus), is listed as a Species of Special Concern by the Florida Game and Freshwater Fish Commission and as a candidate for listing (C2) by the United States Fish and Wildlife Service.

The Gopher Tortoise is a medium sized turtle that grows to a length (shell) of about 25-30 cm. Scattered populations of the Gopher Tortoise occur in suitable habitats in southern peninsular Florida from Cape Sable northward along both coasts. The main area of the more or less continuous portion of the range is southern Georgia, southeastern Alabama, the panhandle of Florida and the northern and central parts of the peninsula Florida. The Gopher Tortoise is considered protected due to poaching for food, but more so because of encroachment on its habitat by citrus groves, cattle pastures and real estate developments.

Well drained soils and a dense herbaceous ground cover seem to be a prime requisite for the Gopher Tortoise. Major xeric habitats utilized by this species include coastal oak scrub, sand pine scrub,

longleaf pine/turkey oak sandhills, pine flatwoods, and oak hammocks, as well as abandoned pastures and old fields.

Gopher Tortoise feed primarily on broadleaf grasses, forbs and other succulent species such as the prickly pear cactus. However, fallen leaves of several species of trees and herbs are eaten, as well as occasional wild fruits and berries. Grazing by gopher tortoises is often a matter of habit, resulting in paths and small clearings that are maintained by constant cropping in an otherwise developed herbaceous layer. Research has indicated that the tortoise density in any given area is related to the available herbaceous biomass.

As many as five gopher tortoise burrows have been observed within the southern and parking lot scrubs on the FPL site. Based on an estimate of active and inactive burrows, as many as 3 adults may be utilizing the site.

The FPL Juno Beach colony of Gopher Tortoises seem to have adequate food supplies and range to be self-sustaining. Due to emigration from the site, or pressure by predators, the indefinite survival of Gopher Tortoises on the site cannot be assured.

The Florida Scrub Lizard

The Florida Scrub Lizard (Sceloporus woodi) is classified as Rare by the Florida Committee on Rare and Endangered Plants and Animals and as a candidate for listing (C2) by the United States Fish and Wildlife Service.

The Florida Scrub Lizard is a rough, spiny-scaled, relatively small, reptile generally pale brown or gray-brown in color. As the name indicates, it is found in scrub vegetation and is endemic to Florida. The Scrub lizard is disjunctly distributed in sand pine-scrub oak communities along the central ridge from Marion and Putnam counties southward to Highlands County. Populations of this lizard also occur on both coasts: in Lee and Collier counties on the west and continuously from Brevard County to Broward County on the east.

The Scrub Lizard is a carnivore: ants, adult beetles, and orthopterans comprised nearly 85% of the food identified from a gut sample captured from the Ocala National Forest.

The Scrub lizard is infrequently observed throughout the southern scrub preserve on the FPL site. Management for this lizard requires the maintenance of bare, sandy areas which are utilized as forage sites for this species.

Four-petal Pawpaw

The Four-petal Pawpaw (Asimina tetramera), is classified as Endangered by the Florida Committee on Rare and Endangered Plants and Animals, Florida Department of Agriculture and Consumer Services (FDA), and the United States Fish and Wildlife Service.

The Four-petal Pawpaw is endemic to scrubs in Martin and northern Palm Beach Counties and has been located from at least 17 different sites. This species is endemic to scrub vegetation on old dunes inland from the present coast, typically in open stands of scrub oaks or sand pines. At times, this species is often found mixed with other species of Asimina, and it is often associated with myrtle oak, stagger-bush, and scrub hickory. This species is intolerant of heavy shade and does best in disturbed clearings or open stands. A. tetramera is the tallest species of Asimina in eastern peninsular Florida, sometimes reaching a height of 10 feet.

The Four-petal Pawpaw reacts to burning or cutting by rapidly producing new shoots from a well-developed taproot, even in older less productive plants. Resprouts from cut or burned stumps may flower and fruit in the same season.

As many as one quarter of the A. tetramera known to exist in Florida are found on the FPL site.

DESCRIPTION OF THE AREAS

Approximately 8.99 acres of upland, 2.57 acres of wetland and 1.5 acres of transitional vegetation will be maintained within the FPL site.[1] The upland vegetation is divided into approximately 7.24 acres of sand pine scrub preserve and 1.75 acres of scrub buffer. The sand pine scrub habitat is comprised of 4 disjunct areas: 1) the southern scrub preserve, 2) the parking lot scrub, 3) the northwestern scrub, and 4) the northeastern scrub. The scrub buffer is located along the north, south and western edges of the preserve system and is characterized by oak scrub vegetation. (See Appendix 1, Map B)

The original DRI preserved approximately 2.0 acres of freshwater marsh in the northwestern quarter of the FPL site and 1.51 acres of transitional vegetation were created as part of the buffer. Additionally, 0.75 acres of vegetated littoral shelf have been created as part of the surface water management system for the FPL site.

Sand Pine Scrub Preserve

Most of the scrub community associated with the preserve system is best described as oak scrub dominated by a shrub layer of sand live oak (Quercus geminata), myrtle oak (Quercus myrtifolia), Chapman's oak (Quercus chapmanii), which range in heights from 6-18 feet and usually form a dense thicket with low light levels. Scattered throughout the oak thickets and along the margins of the site are several shrub species such as shiny blueberry (Vaccinium myrsinites), rusty lyonia (Lyonia ferruginea), gopher apple (Licania michauxii), tallowwood (Ximenia americana), four-petaled pawpaw (Asimina tetramera), saw palmetto (Serenoa repens), rosemary (Ceratiola ericoides), and scrub palm (Sabal etonia). An overstory canopy of sand pine (Pinus clausa) is lacking except for a small 0.4 acre stand located in the southern scrub.

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[1]These acres differ slightly from those outlined in the original D.O. since an area originally proposed for scrub buffer was found to have unsuitable soils for supporting scrub species, consequently alternate native species were planted to from a transitional area suited to the soils. In addition, the littoral zone area has been incorporated into this management plan.

The herbaceous layer is primarily restricted to the open sandy areas between oak thickets and within the buffer areas. The most common species include natal grass (Rhynchelytrum repens), wireweed (Polygonella gracilis), jointweed (Polygonella polygama), Polanisia tenuifolia, Stipulicida setacea, scrub wiregrass (Aristida gyrans), camphorweed (Heterotheca subaxillaris), Lechea deckertii, hair sedge (Bulbostylis ciliatifolia), scrub sedge (Rhynchospora megalocarpa), silkgrass (Pityopsis graminifolia), sand spike moss (Selaginella arenicola), and nutsedge (Cyperus retrorsus).

Scrub Buffer

About 1.75 acres of scrub buffer are located along the western and southern edge of the west parking lot (Appendix 1). Portions of this area remain in their original natural vegetated condition whereas other areas contain plants relocated from the parking lot development. A few clusters of cabbage palms, (previously existing or transplanted from on site), determined not to be in conflict with the area, remain in low spots of the buffers. The scrub buffer has been enhanced with native scrub species to provide additional habitat for scrub jays and other plant and animal species as well as to serve as a visual screen to the site. A mixture of sand live oak (Quercus myrtifolia), myrtle oak (Quercus myrtifolia), Chapman's oak (Quercus chapmanii), rusty lyonia (Lyonia ferruginea), gopher apple (Licania michauxii), scrub palm (Sabal etonia), saw palmetto (Serenoa repens), rosemary (Ceratiola ericoides), scrub mint (Conradina grandiflora), scrub aster (Garberia heterophylla), tough bumelia (Bumelia tenax), and scrub hickory (Carya floridana) have been installed within the buffer areas.

Transitional Vegetation

Along the northern edge of the site, approximately 1.5 acres of transitional vegetation were created, (Appendix 1). These areas were created on former wetland soils and enhanced with a mixture of red maple (Acer rubrum), laurel oak (Quercus laurifolia), cocoplum (Chrysobalanus icaco) and swamp

fern (Blechnum serrulatum).

Wetlands

Approximately 1.6 acres of mixed swamp/freshwater marsh and 0.4 acres of created freshwater marsh wetlands are included within the preserve system (Appendix 1).

Historically, these wetlands were part of a larger system that has been fragmented by development and road construction. It appears that the original wetland was dominated by sawgrass (Cladium jamaicense) and other freshwater macrophytes at a time when the water table was several feet higher than it is today. This has allowed several woody species such as red maple (Acer rubrum), Carolina willow (Salix caroliniana), pond apple (Annona glabra) and buttonbush (Cephalanthus occidentalis) to invade the marsh.

The herbaceous components include smartweed (Polygonum punctatum), red ludwigia (Ludwigia repens), torpedo grass (Panicum hemitomon), coinwort (Centella asiatica), marsh pennywort (Hydrocotyle umbellata), pickerelweed (Pontederia cordata), arrowhead (Sagittaria lancifolia), and swamp fern (Blechnum serrulatum).

In order to enhance the habitat value of the system, an additional 0.4 acres of wetland were excavated along the southern edge to create areas of standing water. Stormwater from the site is being diverted into the existing system which is an additional longterm survival measure for the marsh system.

Littoral Zone

In addition to the existing wetland, approximately 0.75 acres of littoral shelf were created (May 1992) within two ponds for the construction of Building D located on the north side of the existing FPL facility. The planted areas within Pond B and E were approximately 18,272 square feet and 14,588 square feet, respectively. The upper transitional zones were mulched with wood chips to reduce erosion and weed invasion since most of these areas were above normal pool design.

A mixture of blue flag iris (Iris virginiana), canna lily (Canna flaccida), string lily (Crinum americanum), arrowhead (Sagittaria lancifolia), pickerelweed (Pontederia cordata), bald cypress (Taxodium distichum), red bay (Persea borbonia), wax myrtle (Myrica cerifera), and dahoon holly (Ilex cassine) were installed within the created littoral areas.

MANAGEMENT PLAN

As more and more tracts of land become isolated or fragmented due to urban sprawl, preservation of these isolated natural communities can no longer be achieved without the implementation of a resource management plan that will preserve and maintain the integrity of the floristic and faunal components.

The Management Plan for the FPL preserve and buffer areas has been developed with the objective of encouraging the survival of the site's Rare, Threatened and Endangered species, but yet providing assurance for the longterm stability of the scrub ecosystem. To this end, it is intended that the areas will be managed to maintain the scrub vegetation at the equivalent of a fire sub-climax state and the wetlands as both viable and productive; emphasizing the dynamics of change associated with succession from a freshwater marsh to a mixed hardwood forest. Existing exotics (Melaleuca, Brazilian pepper and Australian pine) will be eliminated from the preserve and buffer areas and invading exotics will be removed as part of the on-going management program.

Sand Pine Scrub Areas

The scrub preserve and buffer will be managed to maintain approximately 8.99 acres of viable scrub habitat. Existing vegetation will largely be retained, however, large herbaceous weeds, such as ragweed (Ambrosia artemisiifolia), Caesar's weed (Urena lobata), and dogfennel (Eupatorium capillifolium), may be periodically removed because their prolific seed production could negatively impact the species balance. Love vine (Cassytha filiformis), a native scrub species, often becomes a pest in areas of fire suppression, forming dense mats on the vegetation and thereby reducing vigor and productivity.

Hand removal must occur at least once a year, if necessary, to prevent loss of oak vigor which may lead to poor acorn production.

In Florida, fire plays a major role in shaping natural plant communities. Many plant communities (e.g., sand pine scrub, pine flatwoods, freshwater marshes) are maintained by periodic wildfires that burn at regular intervals necessary to maintain habitat structure and function. Fire has historically been viewed as an external agent causing successional setbacks within communities that is neither innately destructive nor constructive....it simply causes change.

Following many years of fire suppression, many "preserves" have, through natural succession, changed into another more complex community, often displacing the original species that were an integral part of the community. With this in mind, the Preserve Area Management Plan (PAMP) included both the option to burn, as well as the option to periodically mechanically alter (i.e., cut by hand and/or by machine) the scrub in lieu of burning to simulate results of natural burns.

To date, maintenance at the FPL site has focused on cutting, in deference to the urban setting of the site. While mechanical treatment of the scrub has been successful in terms of oak revegetation, it has not been efficient for controlling nuisance and exotic species such as Brazilian pepper and love vine. In particular, the love vine has been very prolific and in some areas has reduced the habitat value of the preserves.

In order to improve the habitat value of the preserve areas and enhance management of the scrub for the protected species on site (in particular the Florida Scrub Jay), prescribed burns will periodically be considered. In 1992, the Treasure Coast Regional Planning Council (TCRPC), in consultation with the Town of Juno Beach, specifically requested reconsideration of a controlled burn program. The successful completion of prescribed burns will provide information necessary to promote the burning of the other scrub areas within the preserve system (See Appendix 2 for information on test case burn proposal for 1993). Controlled burns will be continually considered as part of the scrub management process.

However, in areas where burning is not proposed as a maintenance tool, approximately 30% of each existing unburned portion of sand pine scrub should be mechanically altered to simulate burning necessary for Scrub Jay survival. The small stand of sand pine (Pinus clausa) in the southern scrub preserve and other isolated sand pine trees will not be cut in mechanically altered areas of scrub, but will be retained because of their value as lookout sites for the Scrub Jays. Burning of the sand pine stand will be initiated only when the trees begin to reach senescence or between 40-50 years old. The areas to be mechanically altered will be irregular in shape and will be cut on a 10-year rotation to provide a mosaic of different age stands. However, if the monitoring program indicates that this cutting schedule should be revised, the percentage area cut or frequency of cutting may be revised accordingly.

All mechanical alteration will be done during the period of October through February, to avoid the Scrub Jay nesting season. Because of the brush-free or open space requirements of the Scrub Jay and the Gopher Tortoise, cut brush will be hauled from the site, and litter in the cut areas will be removed by raking to produce areas of open sand. This will also provide forage sites for the Scrub lizard.

All of the Four-petal Pawpaws are within the proposed preserve/buffer areas, and a 2 foot cleared area will be retained around existing and transplanted plants. The Four-petal Pawpaw is stimulated to grow and reproduce by periodic fire or pruning, so management of the scrub on-site to simulate a sub-climax should be favorable for its survival.

It has long been established in the forestry literature that removal of slash and wood from the forest land can seriously reduce the growth of succeeding generations of trees because of mineral losses. Under natural fire-maintained communities, the minerals of the slash and litter are returned to the soil in the form of ash. Loss of mineral nutrients by repeated removal of cut trees and brush as a management substitute for fire might accentuate the already nutrient-poor status of the sandy scrub soil. This is an additional reason for prescribed burning to be considered as a regular management tool for the scrub ecosystem.

Several bird feeder's will be located in the scrub areas and regularly filled with unsalted peanuts from mid-October through mid-March to provide supplemental food reserves for the Scrub Jay population during periods of low acorn production or food shortages that may be caused by weather conditions.

Wetland Preserve Areas

The existing wetland within the FPL preserve has been subjected to various degrees of anthropogenic disturbance. The bottom elevation of these wetlands generally varies between 3 and 3.5 feet above mean sea level (MSL), with some pockets varying between 2 to 2.5 feet above MSL. Over the past few decades it appears that the water table on the site has dropped somewhat to its current annual average of approximately 3 feet above MSL. The slightly drier conditions have allowed the invasion of several native woody species such as Carolina willow (Salix caroliniana), red maple (Acer rubrum) and buttonbush (Cephalanthus occidentalis). With the creation of an additional 0.4 acres along the southern edge of the existing wetland, exotic and nuisance species such as southern cattail (Typha domingensis), primrose willow (Ludwigia peruviana), torpedo grass (Panicum hemitomon), Brazilian pepper (Schinus terebinthifolius) and Australian pine (Casuarina equisetifolia) have invaded the marsh.

To further enhance the habitat value and assure the survival of the wetland system, stormwater from most of the site is being collected, treated, and then supplied to the wetland. Treatment of stormwater is provided by routing the water through a combination of grassed swales, perforated pipes, natural soil filters, and a detention tank. By redirecting most of the surface runoff from the site to the wetland preserve, it is anticipated that the historical, predevelopment hydroperiod will be approximated. This will give the species typical of a sawgrass marsh system a competitive advantage over exotic and less desirable native species.

Maintenance of these wetlands is imperative to prevent the complete dominance of nuisance vegetation which often eliminates natural wetland species through competition. Maintenance practices will include periodic chemical treatment of torpedo grass, southern cattails and submerged aquatics such as

hydrilla (Hydrilla verticillata) and bladderwort (Utricularia spp.). Where possible, all primrose willow will be hand removed from the wetland or cut and the stumps chemically treated to prevent resprouting which will affect the long-term establishment of woody tree species. Sprayed cattails will be hand removed to remove above ground biomass which may inhibit recruitment of natural vegetation. Chemical treatment with rodeo herbicide is necessary prior to removal in an effort to kill the root system which will resprout if broken or removed without spraying. Currently, chemical treatment methods are lacking for the elimination of torpedo grass, however, quarterly spraying will be conducted in order to curtail its spread or invasion into areas of desirable vegetation. Following herbicide treatment, torpedo grass should be mowed or cut to the water's surface to prevent the buildup of decomposing biomass which will inhibit natural regeneration of aquatic species. These practices will occur on a quarterly basis to control all nuisance and exotic species to levels not to exceed 10% cover of the planted portion of the wetland.

Littoral Zone

The creation of littoral zone plantings within two stormwater treatment ponds east of the existing preserve (Appendix 1) will also provide valuable wildlife habitat, stormwater retention, natural filtration and a variety of other benefits to the entire site.

As per Condition #5, management procedures to assure the viability and health of the littoral zone plantings are to become part of a management plan. Maintenance practices will be similar to the existing wetland, but will also include the treatment of submerged aquatics and algae within the entire planted and open water portion of the pond in order to assure long-term survival of the planted species.

Maintenance practices will include periodic chemical treatment of torpedo grass, southern cattails and many submerged aquatics such as hydrilla (Hydrilla verticillata) and bladderwort (Utricularia spp.). During periods of warm weather, algae may become a problem to natural recruitment of desirable species. Treatment by a licensed applicator with an acceptable algicide may be utilized to curtail any bloom that may affect the viability and aesthetics of this system. Where possible, all primrose willow shrubs will be

hand removed from the wetland to prevent resprouting which will affect the long-term establishment of other desirable emergent species. Treated cattails will be hand pulled to remove the above ground biomass which may inhibit natural recruitment. All nuisance vegetation will be removed from the wetland and disposed of according to FPL policy.

Monitoring and Reporting

To ensure the overall health and integrity of the sand pine scrub preserve and associated wetlands, a quarterly monitoring program was implemented in 1987 by FPL. Monitoring reports have discussed the overall condition of the sand pine scrub areas, wetlands, and associated listed plant and animal species; reports also included maintenance recommendations and action items necessary for the long-term survival of this fragile ecosystem. FPL will be continuing this monitoring approach unless the results of the monitoring indicate a need to modify the frequency or content of this program; the littoral zones will be included for long term monitoring and maintenance.

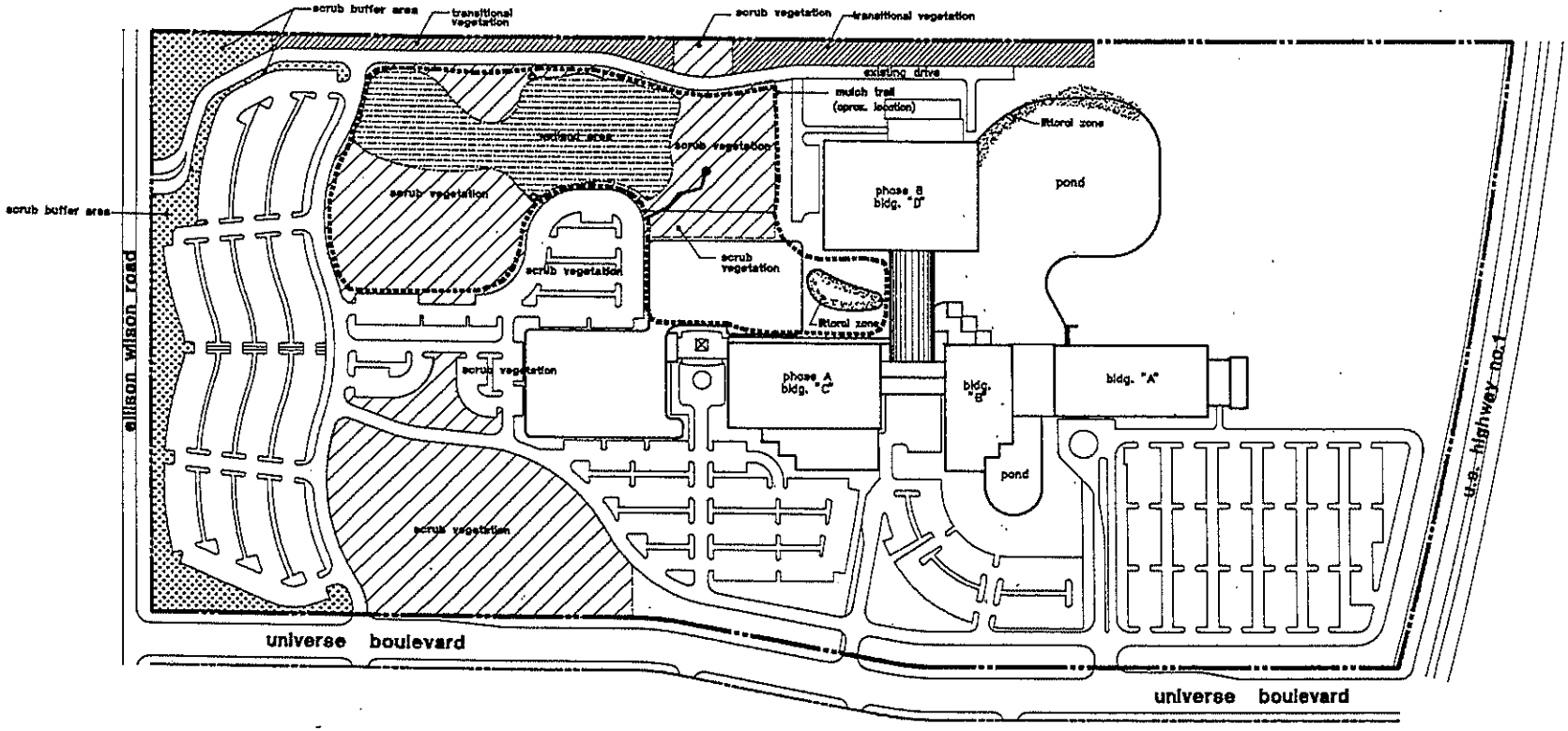
In addition, as per SFWMD Permit #50-00742-S, littoral zone maintenance, monitoring and reporting activities have been initiated on a semi-annual basis for a period of 3 years beginning in August, 1992; percent cover of planted and naturally recruited species, water levels, and nuisance species cover will be reported during each monitoring event (Appendix 3). Each report will include maintenance recommendations necessary to promote the long-term establishment and survival of the planted species within the created littoral areas of the ponds.

FSB7:FSB:fp:\dri\fplmgmt
CHG
March 4, 1993

APPENDIX 1

SITE PRESERVATION PLAN

MAP A



legend

habitat data

mulch trail	
observation platform - exact location of up to three shall be decided at a later date	
transitional vegetation	1.51 ac.
scrub buffer	1.75 ac.
wetland area	2.0 ac±
scrub	7.24 ac.
total area	12.50 ac.

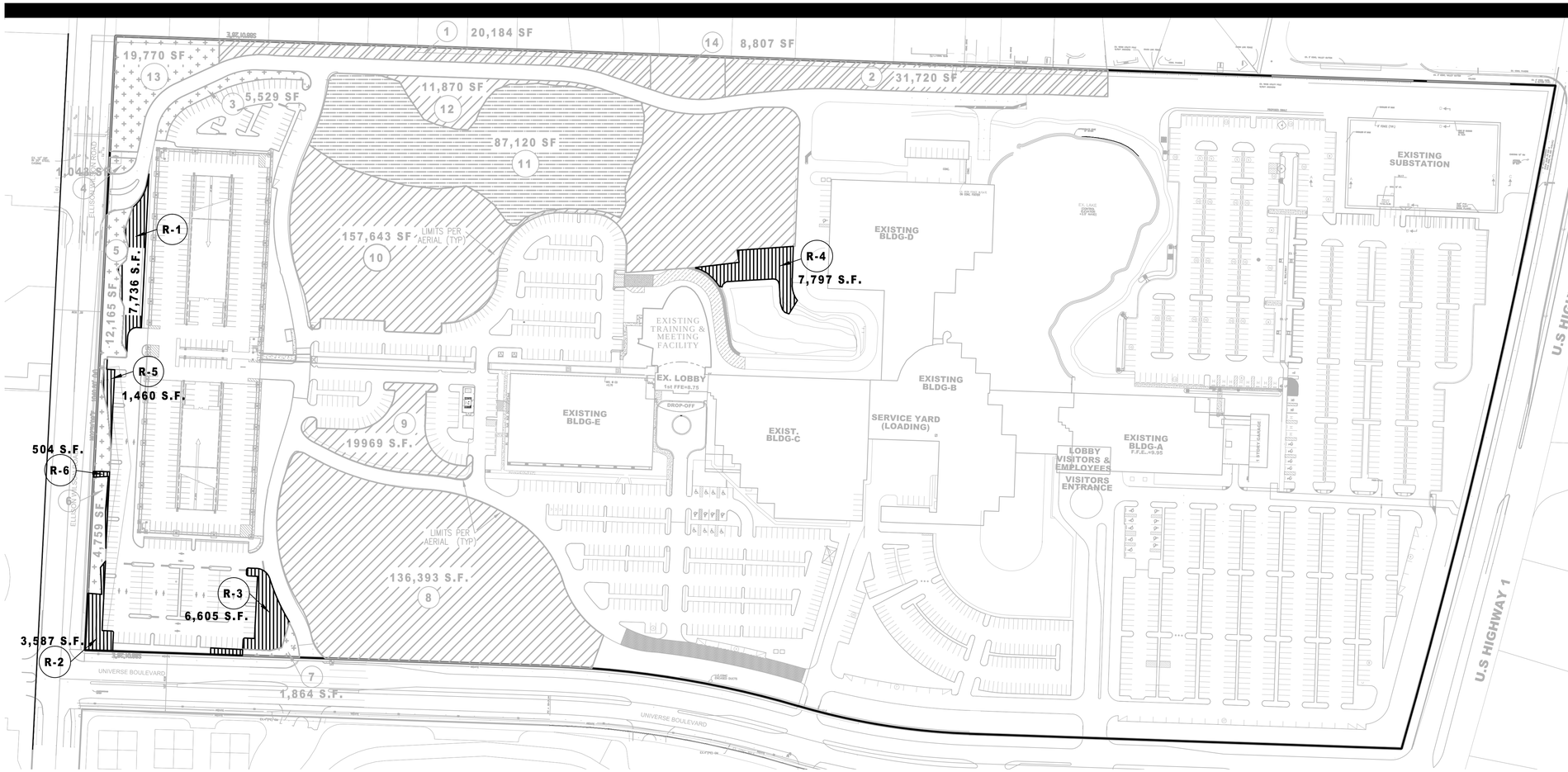
Site Preservation Plan

0 50 100 200 300

SCALE IN FEET

note: conceptual master plan base prepared by Spillis Candela & Partners, Inc.

Attachment C
2014 Site Preservation Plan



R-1 PLANT SCHEDULE (7,736 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
11	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
11	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
119	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
119	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
119	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
992	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

R-2 PLANT SCHEDULE (3,587 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
5	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
55	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
55	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
55	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
460	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

R-3 PLANT SCHEDULE (6,605 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
4	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
85	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
85	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
85	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
713	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

R-4 PLANT SCHEDULE (7,797 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
11	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
11	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
120	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
120	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
120	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
1,000	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

R-5 PLANT SCHEDULE (1,460 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
2	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
2	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
22	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
22	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
22	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
187	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

R-6 PLANT SCHEDULE (504 sf)

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
1	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
1	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
11	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
11	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
11	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
65	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

TOTAL PLANT SCHEDULE (40,738 sf)

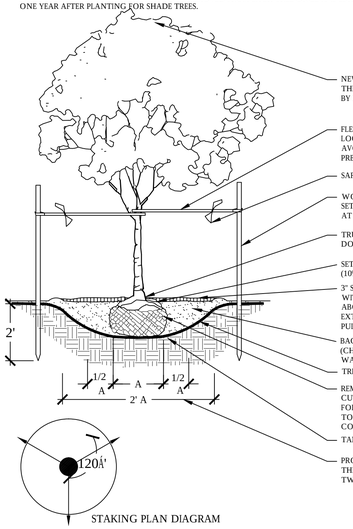
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
55	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
54	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
627	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
627	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
627	Prickly Pear Cactus	*Opuntia humifusa*	3 gal., 5' o.c.
5,223	Gopher Apple	*Licania michauxii*	1 gal., 3' o.c.

*Notes:
- Material should be installed randomly to approximate a natural environment
- Any changes or substitutions must be approved by Landscape Architect

TREE PLANTING DETAIL

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

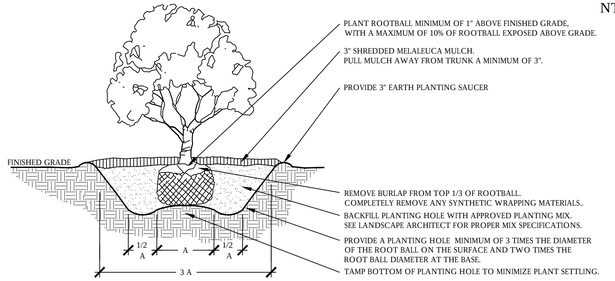
NTS.



STAKING PLAN DIAGRAM

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. TEMPORARY, ABOVE GROUND IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
6. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
7. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
9. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
10. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
11. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER.

HABITAT DATA:

EXISTING AREAS:

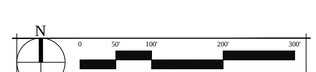
AREA #	HABITAT TYPE	SQ-FT	ACREAGE
1	TRANSITIONAL VEGETATION	20,184	0.46
2	TRANSITIONAL VEGETATION	31,720	0.73
3	SCRUB BUFFER	5,529	0.13
4	SCRUB BUFFER	1,043	0.02
5	SCRUB BUFFER	12,165	0.28
6	SCRUB BUFFER	4,759	0.11
7	SCRUB BUFFER	1,864	0.04
8	SCRUB	136,393	3.13
9	SCRUB	19,969	0.46
10	SCRUB	157,643	3.62
11	WETLAND	87,120	2.00
12	SCRUB	11,870	0.27
13	SCRUB BUFFER	19,770	0.45
14	SCRUB	8,807	0.20
	TOTAL	518,836	11.91

ADDITIONAL RESTORED AREAS:

AREA #	HABITAT TYPE	SQ-FT	ACREAGE
R-1	SCRUB BUFFER	7,736	0.18
R-2	SCRUB BUFFER	3,587	0.08
R-3	SCRUB BUFFER	6,605	0.15
R-4	SCRUB BUFFER	7,797	0.18
R-5	SCRUB BUFFER	1,460	0.03
R-6	SCRUB BUFFER	504	0.01
	TOTAL	27,208	0.63

HABITAT TYPE SUMMARY:

HABITAT TYPE	SQ-FT	ACREAGE
TRANSITIONAL VEGETATION	51,904	1.19
SCRUB BUFFER (INCLUDING RESTORED AREAS)	72,338	1.67
WETLAND AREA	87,120	2.0
SCRUB	333,775	7.66
TOTAL AREA	545,137	12.52



LAND DESIGN SOUTH
a division of WGI
Landscape Architecture|Environmental Planning|Transportation|Graphic Design
400 Columbia Drive, Suite 110 • West Palm Beach, FL 33409
Telephone: 561-478-8501 • Fax: 561-478-5012

FLORIDA POWER & LIGHT CAMPUS
SCRUB BUFFER RESTORATION PLAN
TOWN OF JUNO BEACH, FLORIDA

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SCRUB BUFFER RESTORATION PLAN

SCALE:	1"=100'
DRAWN BY:	RMH
DRAWING #:	2014 08 13 Site Preservation Plan.dwg
FILE #:	959.2
DATE:	REVISED 12/16/2014

L.D.S. PROJECT SCHEDULE

DATE	APPROVAL	NOTES
XX/XX/XX		XXXXX

SHEET # SRP.1

May 12, 2026

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

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

Mr. Davila,

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

Environmental Review

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

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

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

Applicant's Response 5/8/2026: *The Proposed Scrub and Hammock Area Exhibit D has been revised to reflect the area #8 being highlighted. Additionally, two larger areas (area 27 & 28) have been proposed for conversion to a xeric hammock habitat. Xeric hammocks consist of areas typically found adjacent to scrub habitat where native hardwoods become more dominant and the canopy naturally closes in due to exclusion from fires. Along coastal ridges, like where the Juno Campus is situated, scrub communities often are accompanied by xeric hammocks.*

Areas 27 and 28 consist of open space occupied by a canopy of mature live oak trees, maintained landscape shrubs, and a ground cover of St. Augustine grass. While these areas are not suitable for conversion to scrub due to shaded conditions, they are prime candidates for conversion to a xeric hammock. Like scrub habitat, native plants adapted for dry conditions thrive in xeric hammocks like many of the same oak species, cabbage palms, and saw palmettos. Also, native plant species commonly found in this habitat like American beautyberry, lyonia, yaupon holly, coontie, and wild coffee provide high wildlife value, with berries that attract birds and flowers that attract pollinators. Lastly, like scrub habitat, gopher tortoise commonly utilizes xeric hammocks. Area #28 on Exhibit D is adjacent to the Northeast Scrub area and would further enhance native contiguous habitats by an additional 0.32-acres. It is the Applicant's opinion that this habitat would provide high quality ecological function and would be a suitable alternative for the loss of the affected area for the proposed project.

5/12/2026 Comment: Resolved.

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

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

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

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

Applicant's Response 5/8/2026: *Acknowledged. Please note that previous decisions by Town Council have approved the creation of surface parking lots and the encroachment and use of areas once designated as scrub habitat for surface parking purposes.*

In coordination with staff's review of this project and action to be taken by the Town Council, the Applicant presented the project to representatives of The Waterford on March 26, the Juno Beach Civic Association on April 16, and residents of Oak Harbour on May 6. A meeting date with Ocean Trace is in the processes of being scheduled and attempts to meet with residents of Bay Colony is still pending at the time of this submittal.

5/12/2026 Comment: Resolved.

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

Applicant's Response 4/7/2026: *Acknowledged. With the proposed Project Site Plan being approved, an updated PAMP will be established that will be derived from initial PAMP, existing as build conditions, and the proposed transformation of certain conventional landscape areas to scrub restoration and scrub xeric landscape areas (See Proposed Scrub Area Exhibit D attached to the Project Narrative). Additionally, the plans will establish approximately the same area of scrub being removed through the establishment of the 229 surface parking spaces plus set forth the plan to introduce new four-petal paw-paw plants on the property in the proposed newly established scrub areas as well as existing scrub areas. Additionally, the Applicant as part of the plan will reflect on the proposal to retain and relocate existing plantings and sandy soils from the area being converted to parking spaces to the areas being retained and transformed into new scrub areas. The updated PAMP will be comprehensive and address the proposed modifications to areas and conditions needed to support the continued presence and expansion of the ecologically diversified habitat and environment within the applicant's Juno Beach campus.*

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

do indicate that all proposed activities should be done in "support of habitat values necessary to maintain Gopher Tortoises, Scrub Jays, and Scrub Lizards." The proposed fragmented areas will not support these listed species. We encourage the applicant to consolidate as much of the offsetting restoration areas as practicable to minimize the loss of ecological value.

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

Applicant's Response 5/8/2026: *Staff's comment is appreciated and as discussed during our May 4 DRC meeting, the Applicant believes there is substantial and meaningful environmental/ecological value, betterment, and opportunity that comes from transforming the conventional landscape areas to scrub and hammock areas along with the introduction of seed harvesting and planting to expand the presence of the four-petal pawpaw plant on newly established and existing scrub upland areas. These areas identified for transformation are predominately covered with St. Augustine grass, minimal ground cover, or mulch, which possess very little or no environmental or ecological value.*

The Applicant acknowledges the PAMP will be updated upon the proposed project being approved and at the conclusion of the construction of the proposed improvements so it represents the new field conditions.

While some areas being transformed may appear segregated and abut parking spaces, it is important to note that these areas extend over 300 feet in length and range from 442 to 490 feet in width. This area possess landscape islands (8 feet wide x 32 long) every 100 feet that are suitable to receive supplemental native plantings and are bookended by fully planted landscape islands with cocoa plum and mahogany trees. What the Applicant is proposing on the east side of the property is very similar to what has been established successfully on the west side of the property and can be established on the property's east side where today no scrub condition exists.

With the transformation of the conventional landscape areas to scrub and hammock habitats, the Applicant believes the property's environmental and ecological presence in the area will be improved by the expansion of new habitat areas across the property. With this expansion comes reductions in irrigation, fossil fuel powered mowers, edge trimmers, and weed trimmers, and a reduction in noise from not having to use the aforementioned equipment as much. Furthermore, with the expansion and transformation of these areas across the property, Applicant is extending areas of pollination for native flora and fauna that can benefit the survival and growth of insects, birds, reptiles, and other species that rely on the habitat for their survival.

5/12/2026 Comment: Resolved.

3. Condition of Development Approval #4 requires the PAMP to provide management procedures to maintain 2.0 acres of viable productive wetland habitat and 10.5 acres of healthy scrub habitat. Since the proposed landscape plan will be within what was previously identified as the southern scrub area (which is 3.37 acres), the landscape plan should be designed to restore a scrub habitat to support the goals of the PAMP in providing appropriate habitat for both the Florida Scrub Jay and the four-petal pawpaw. The submitted landscape plan indicates a palette of species found more commonly within a

coastal hammock. We recommend that the applicant update the landscape plan to more closely reflect the existing scrub habitat. If this cannot be done, then the additional 1.73 acres of southern scrub area should be offset (total of 3.37 acres) somewhere on the property and delineated in the Site Preservation Plan as the composition will no longer reflect a coastal scrub community needed to support the Florida Scrub Jay and four-petal pawpaw.

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

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

Applicant's Response 5/8/2026: *The landscape plans have been updated to reflect the planting of slash pines in lieu of sand pines*.

5/12/2026 Comment: Resolved.

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

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

   4/16/2026 Comment: Resolved.

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

   Applicant's Response 4/7/2026: *The EAI habitat assessment report reflects the general location of the four-petal paw-pay in an aerial photograph while the landscape plans shows in detail the specific GPS location of the plant and SUA's force-main easement. Please see the landscape drawings and the SUA easement is south of the location of the four-petal paw-paw #1's 10' clear zone. Additionally, the single dashed line that crosses through the 10' buffer area to be maintained actually represents the northern*

line of the proposed 45' buffer being established from the public right-of-way. It is not tied to any infrastructure encroaching into the 10' buffer area.

4/16/2026 Comment: Resolved.

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

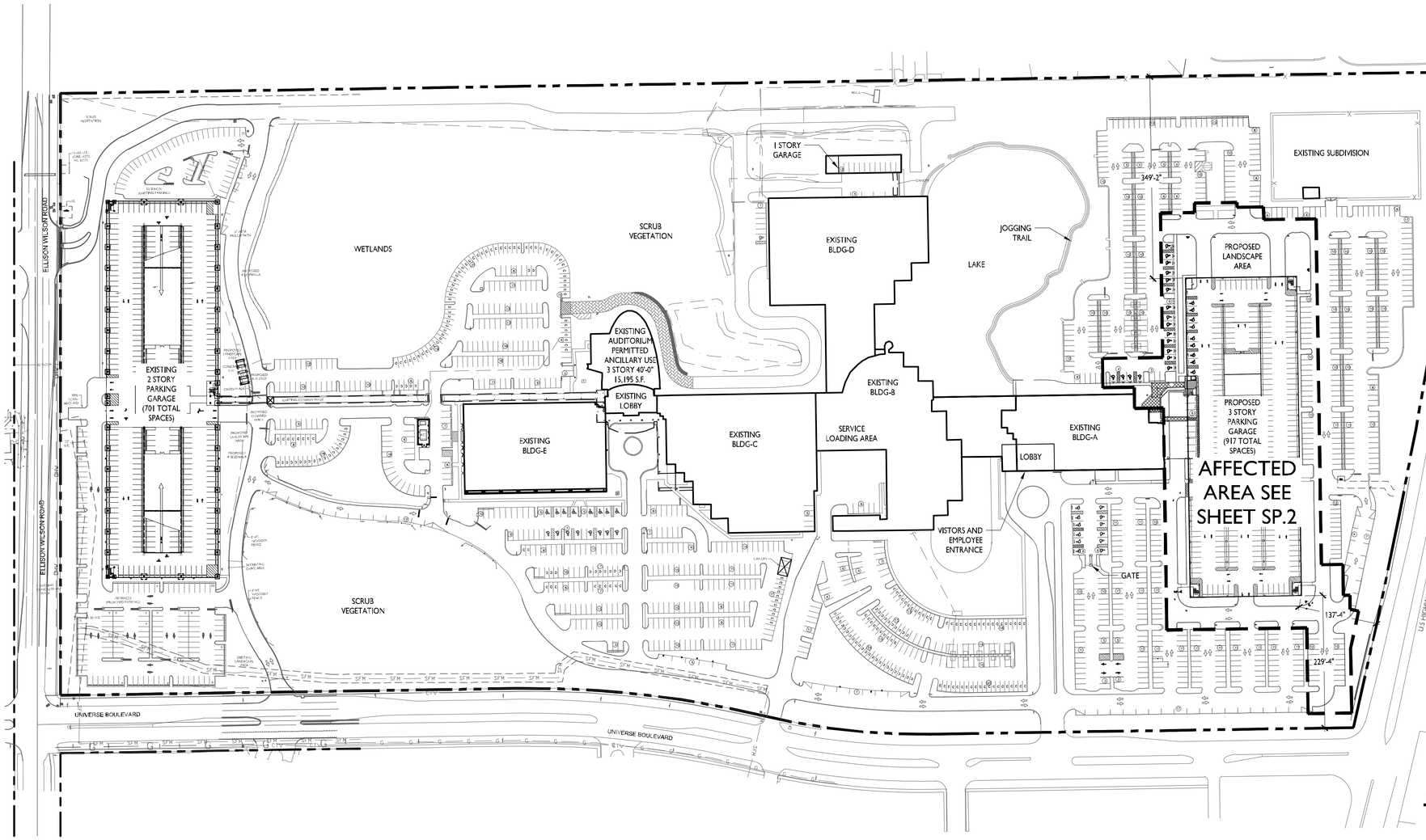
   Applicant's Response 4/7/2026: *Given that there has not been any documented Florida Scrub Jay's in over 15 years and other species in many years, we believe contacting the United States Fish and Wildlife Service (USFWS) is unwarranted. The most recent Scrub Jay survey, consistent with USFWS 2007 Scrub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

   4/16/2026 Comment: Resolved.

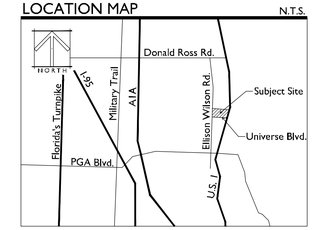
Don't hesitate to contact me at 561-687-2220 if you have any questions.



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



LOCATION MAP N.T.S.



SITE DATA

PROJECT NAME	FLORIDA POWER & LIGHT CAMPUS
ADDRESS	700 UNIVERSE BLVD. JUNO BEACH, FL
PARCEL CONTROL NUMBER (PCN)	28-43-41-33-13-001-0000
PROPOSED/EXISTING ZONING DISTRICT	COMMERCIAL OFFICE (CO)
FUTURE LAND USE DESIGNATION	COMMERCIAL (C)
TOTAL SITE AREA	58.5 AC.
TOTAL BUILDING AREA	921,333 S.F.
EXISTING OFFICE	766,750 S.F.
EXISTING ATRIUM	123,000 S.F.
EXISTING AUDITORIUM	15,195 S.F.
TRAINING AND MEETING FACILITY	16,388 S.F.
FAR	.36
BUILDING FOOTPRINT	350,014 S.F.
LOT COVERAGE (50% MAX.)	13.7%
BUILDING HEIGHT (90' MAX.)	74'-6"
OPEN SPACE/PERVIOUS (10% MIN.)	20.8%
IMPERVIOUS AREA	79.2%
LAKE AREA	4.9 AC.
EXISTING PARKING GARAGE	249,600 S.F.
PROPOSED PARKING GARAGE	317,952 S.F.
REQUIRED PARKING	
PARKING REQ. PER CODE (1/300 S.F.)	3,071 SP.
PARKING REQ. PER PARKING STUDY 1992	1,835 SP.
PROVIDED PARKING	3,289 SP.
SURFACE PARKING	1,671 SP.
GARAGE PARKING	1,618 SP.
HANDICAP PARKING REQUIRED	48 SP.
HANDICAP PARKING PROVIDED	55 SP.
LOADING REQUIRED	3
LOADING PROVIDED	5

WGI
LAND DESIGN SERVICES DIVISION
LANDSCAPE ARCHITECTURE // PLANNING // ENGINEERING // TRANSPORTATION // SURVEYING & SUE // CREATIVE SERVICES
2035 Vista Parkway, West Palm Beach, FL 33411
Phone 866.909.2220 www.WGILDS.com
Cert No. 6091 • LB No. 7055

CONSULTANTS:

PROJECT TITLE:

FLORIDA POWER & LIGHT CAMPUS
TOWN OF JUNO BEACH, FLORIDA

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SEAL:

NO:	DATE:	DESCRIPTION:
1	2/10/2017	RESUBMITAL
2	3/1/2017	RESUBMITAL

DRAWN DATE:	01-04-2017
DRAWN BY:	KS/AS
CHECKED BY:	BD
PROJECT #:	2309.00

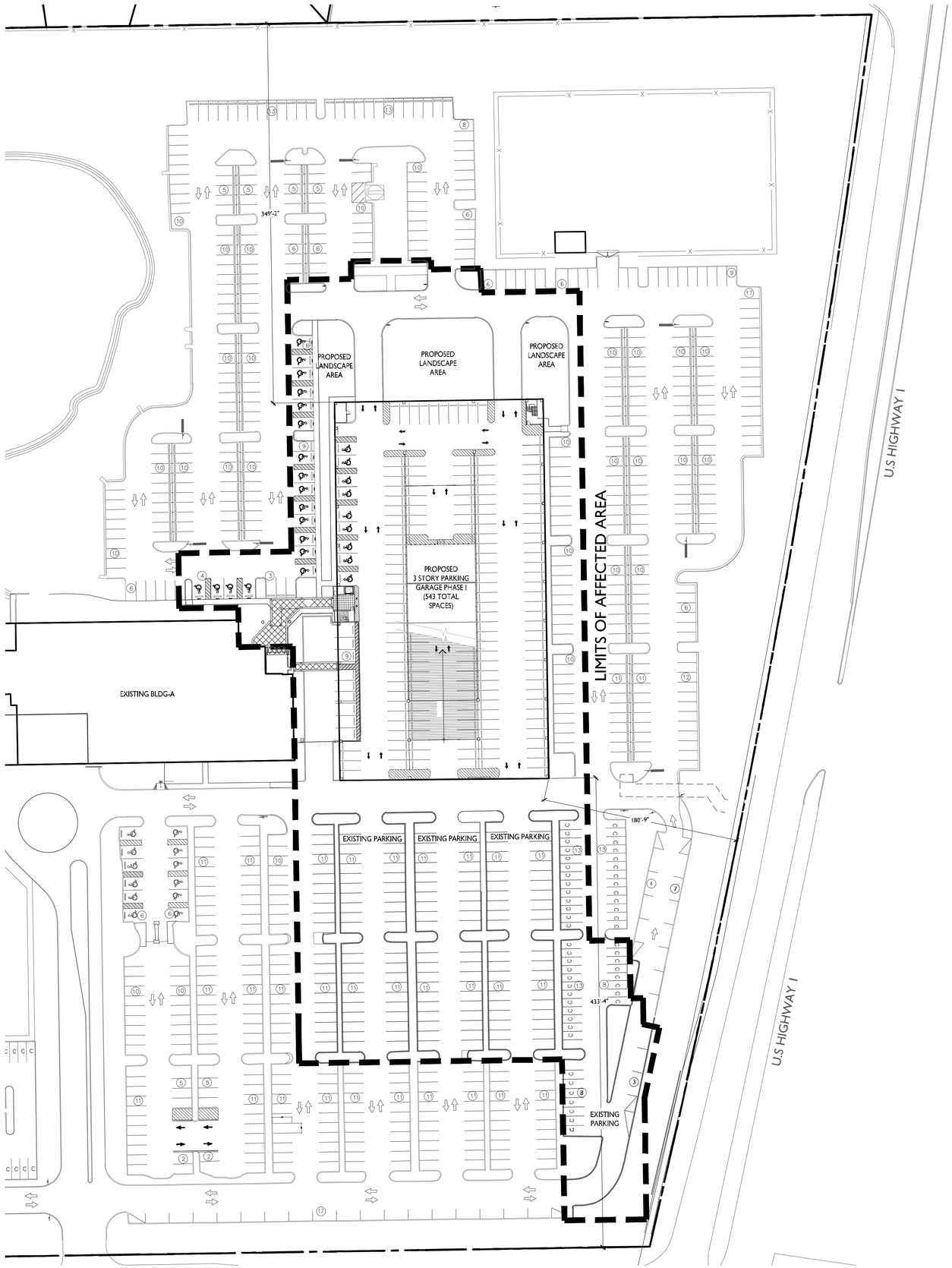
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SHEET TITLE:

MASTER SITE PLAN

NORTH

SHEET #:
MP.1



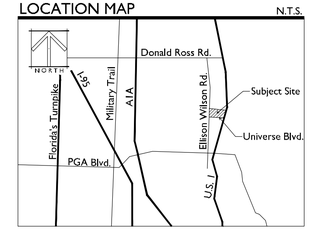
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CONSULTANTS:

PROJECT TITLE:

FLORIDA POWER & LIGHT CAMPUS
TOWN OF JUNO BEACH, FLORIDA

LOCATION MAP N.T.S.



PHASE ONE SITE DATA

PROJECT NAME	FLORIDA POWER & LIGHT CAMPUS PARKING GARAGE
ADDRESS	700 UNIVERSE BLVD. JUNO BEACH, FL
PROPERTY CONTROL NUMBER (PCN)	28-43-41-33-13-001-0000
PROPOSED/EXISTING ZONING DISTRICT	COMMERCIAL OFFICE (CO)
FUTURE LAND USE DESIGNATION	COMMERCIAL (C)
PROPOSED PARKING GARAGE FOOTPRINT	105,984 S.F.
BUILDING HEIGHT (90' MAX.)	39'-6"
BUILDING SETBACKS	
FRONT SETBACK (30' MIN.)	433'-4"
SIDE SETBACK (10' MIN.)	180'-9"
REAR SETBACK (15' MIN.)	349'-2"

AFFECTED AREA PARKING	
TOTAL PARKING UPON COMPLETION OF PHASE I	794 SPACES
EXISTING SURFACE PARKING TO REMAIN	199 SPACES
PROPOSED GARAGE PARKING	543 SPACES
PROPOSED SURFACE PARKING	52 SPACES

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SEAL:

NO:	DATE:	DESCRIPTION:
1	2/10/2017	RESUBMITTAL
2	3/1/2017	RESUBMITTAL

DRAWN DATE:	01-04-2017
DRAWN BY:	KS/AS
CHECKED BY:	BD
PROJECT #:	2309.00

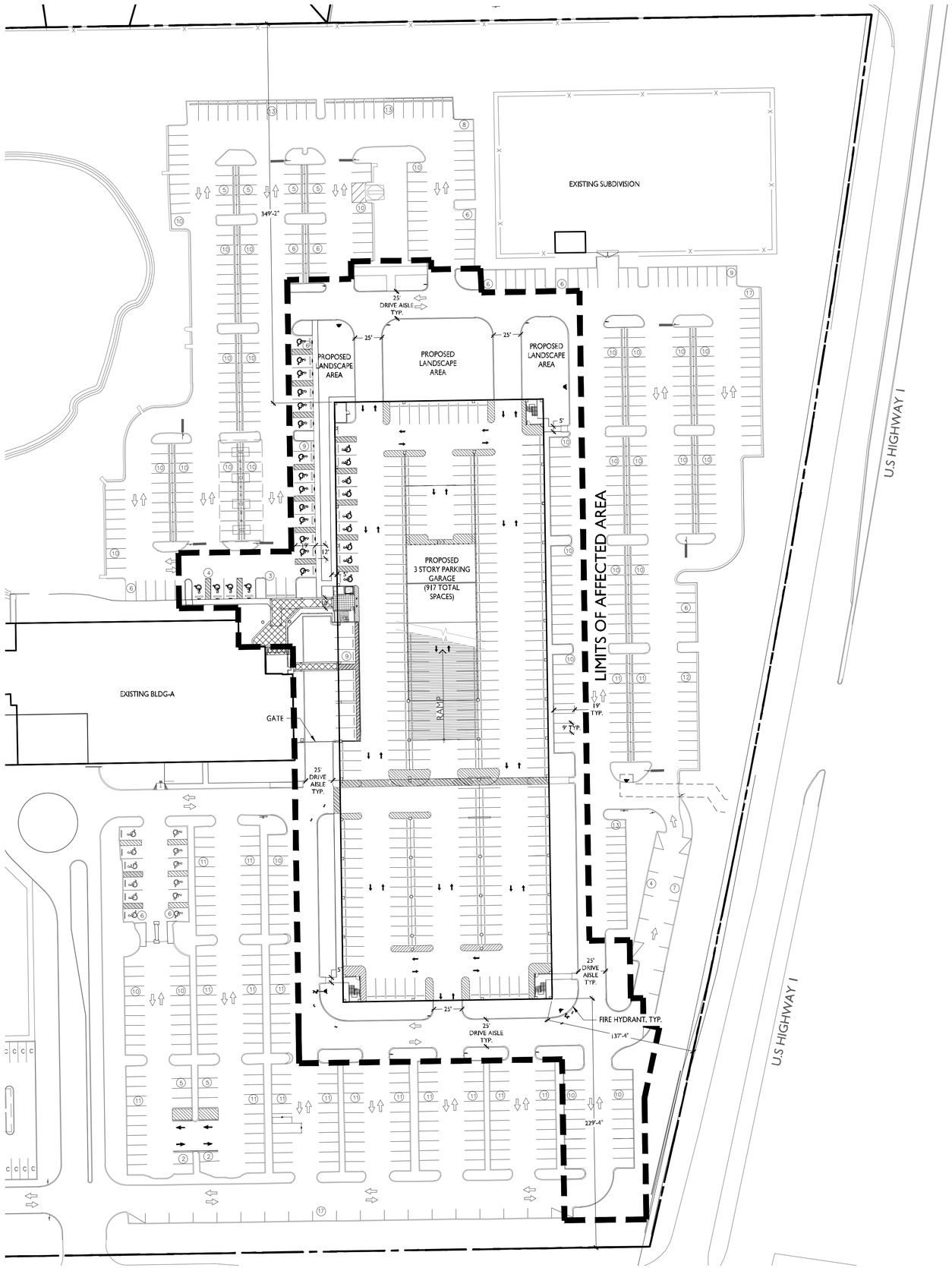
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SHEET TITLE:

PHASE I SITE PLAN

NORTH

SHEET #: SP.1



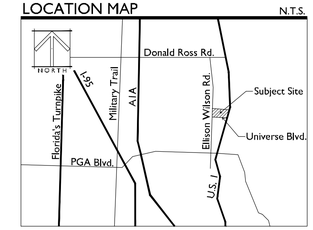
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CONSULTANTS:

PROJECT TITLE:

FLORIDA POWER & LIGHT CAMPUS
TOWN OF JUNO BEACH, FLORIDA

LOCATION MAP N.T.S.



SITE DATA

PROJECT NAME	FLORIDA POWER & LIGHT CAMPUS PARKING GARAGE
ADDRESS	700 UNIVERSE BLVD. JUNO BEACH, FL
PROPERTY CONTROL NUMBER (PCN)	28-43-41-33-13-001-0000
PROPOSED/EXISTING ZONING DISTRICT	COMMERCIAL OFFICE (CO)
FUTURE LAND USE DESIGNATION	COMMERCIAL (C)
PROPOSED PARKING GARAGE FOOTPRINT	105,984 S.F.
BUILDING HEIGHT (90' MAX.)	39'-6"
BUILDING SETBACKS	
FRONT SETBACK (30' MIN.)	229'-4"
SIDE SETBACK (10' MIN.)	137'-4"
REAR SETBACK (15' MIN.)	349'-2"
AFFECTED AREA PARKING	
PROPOSED PARKING(AFFECTED AREA ONLY)	
SURFACE PARKING	72 SPACES
GARAGE PARKING	917 SPACES
TOTAL PARKING PROVIDED	989 SPACES
TOTAL PARKING TO BE REMOVED IN AFFECTED AREA	490 SPACES
NET PARKING GAIN	499 SPACES

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SEAL:

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1	2/10/2017	RESUBMITTAL
2	3/1/2017	RESUBMITTAL

DRAWN DATE:	01-04-2017
DRAWN BY:	KS/AS
CHECKED BY:	BD
PROJECT #:	2309.00

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SHEET TITLE:

FINAL SITE PLAN

NORTH

SHEET #: SP.2

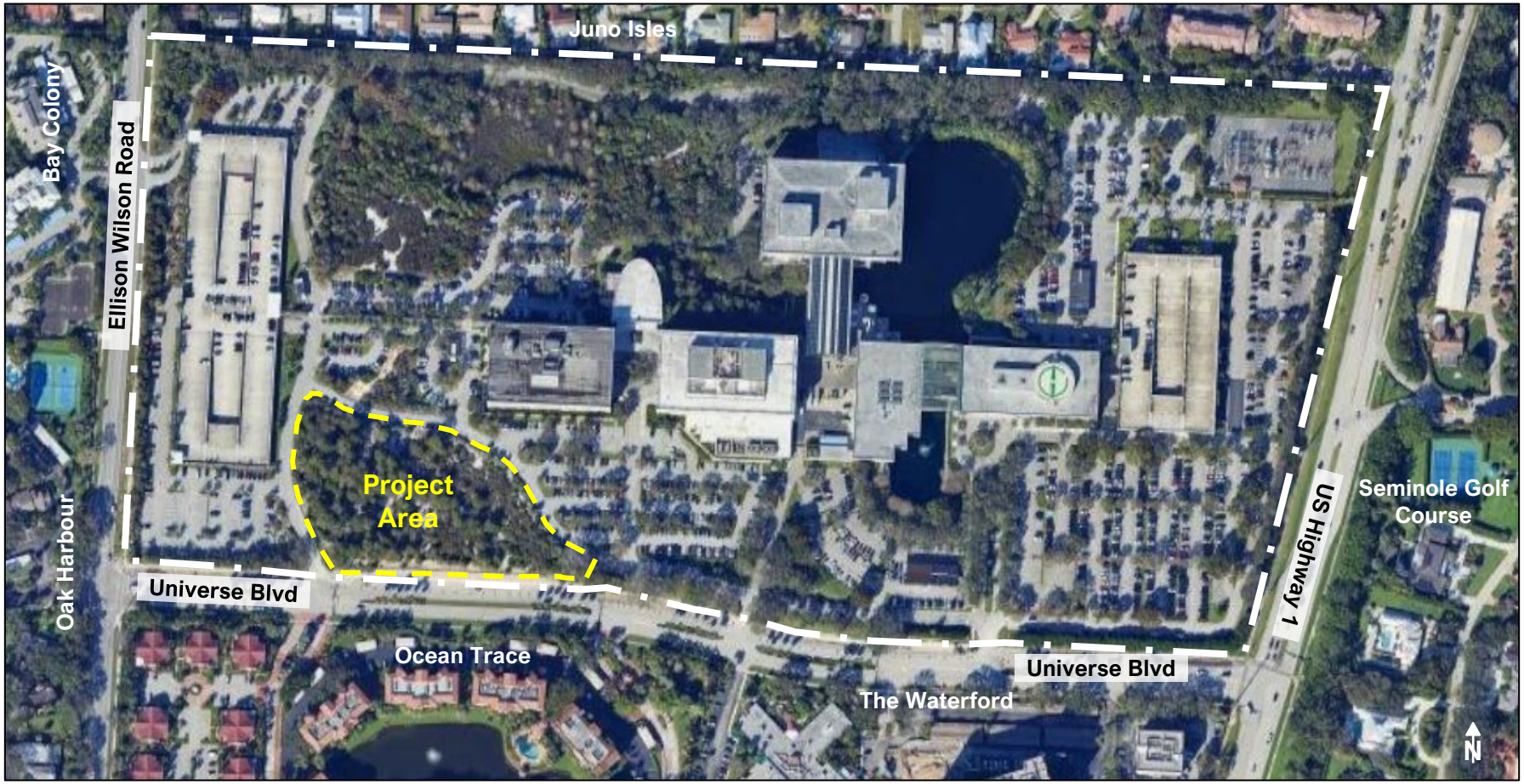
Florida Power & Light Company (FPL)
Juno Beach Surface Parking Project

Planning and Zoning Board Meeting

June 1, 2026

Located on FPL's Juno Beach Campus, the project is in the southwest quadrant of 58.8-acre campus and bounded by interior loop roads and Universe Blvd.

Florida Power & Light Juno Beach Campus[1]



1. There are four (4) access points to the site, three (3) from Universe Boulevard and one (1) from Ellison Wilson Road

REQUEST: Amendment to the Site Plan and Condition No. 4 Habitat, Vegetation and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted, September 18, 1984

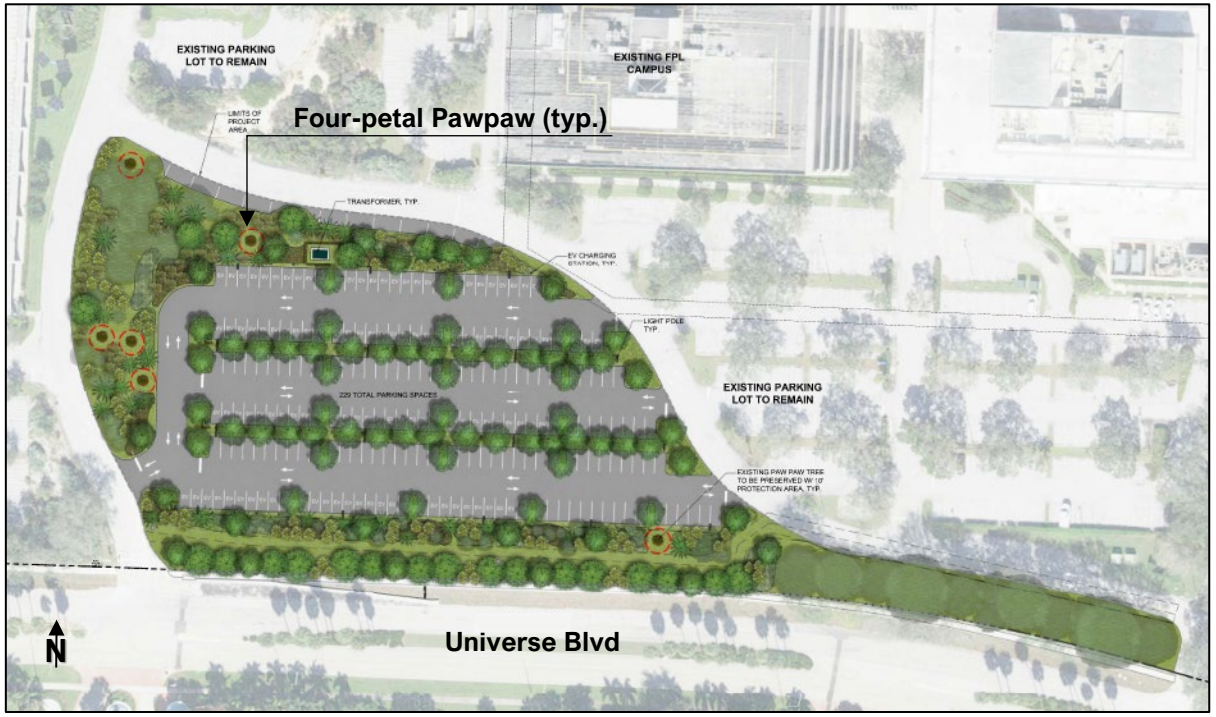


FPL is seeking Site Plan Approval to add 229 surface parking spaces to support operational needs at its Juno Beach Campus

Project Overview

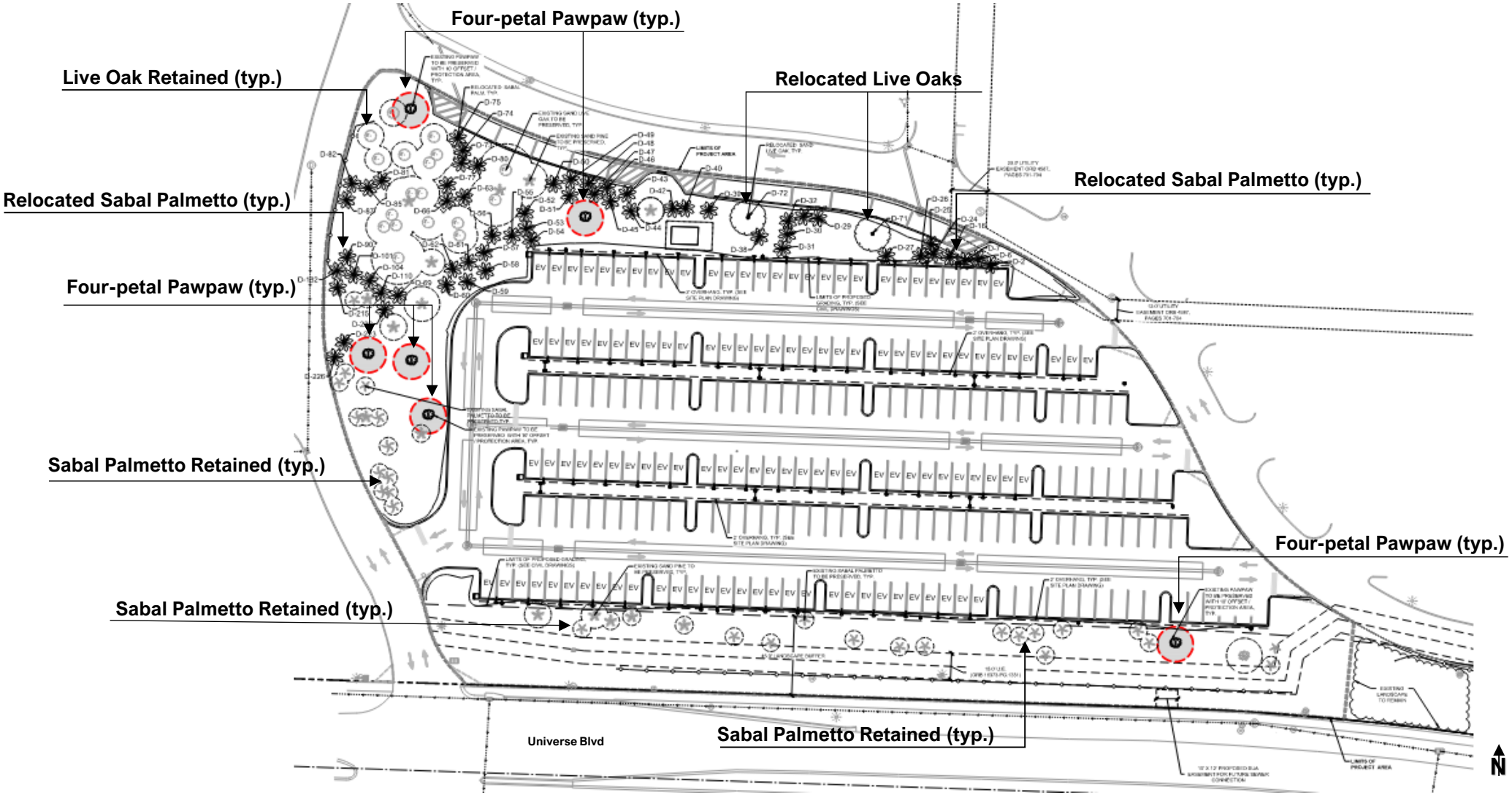
- **For 40 years FPL's Juno Beach campus has been an integral community partner in the Town of Juno Beach**
  - Recent emphasis on in-person collaboration has prompted the need for more parking to safely accommodate the campus' daily occupancy
- **Our plan includes 229 parking spaces on 1.71 acres in the southwest quadrant of the 58.5-acre property**
  - Avoids and protects the six existing four-petal pawpaws
  - Preserve and reposition established quality landscaping on-site within the boundaries of the project area
  - Transforms 1.83 acres to scrub restoration and xeric landscape, 0.58 acres to xeric hammock and introduce a seed harvesting and planting program on site to establish new four-petal pawpaws in new and existing scrub areas

Landscape Concept Plan



Project's execution will support our operational needs and increase the presence of four-petal pawpaw, scrub and hammock habitats across FPL's Juno Beach Campus

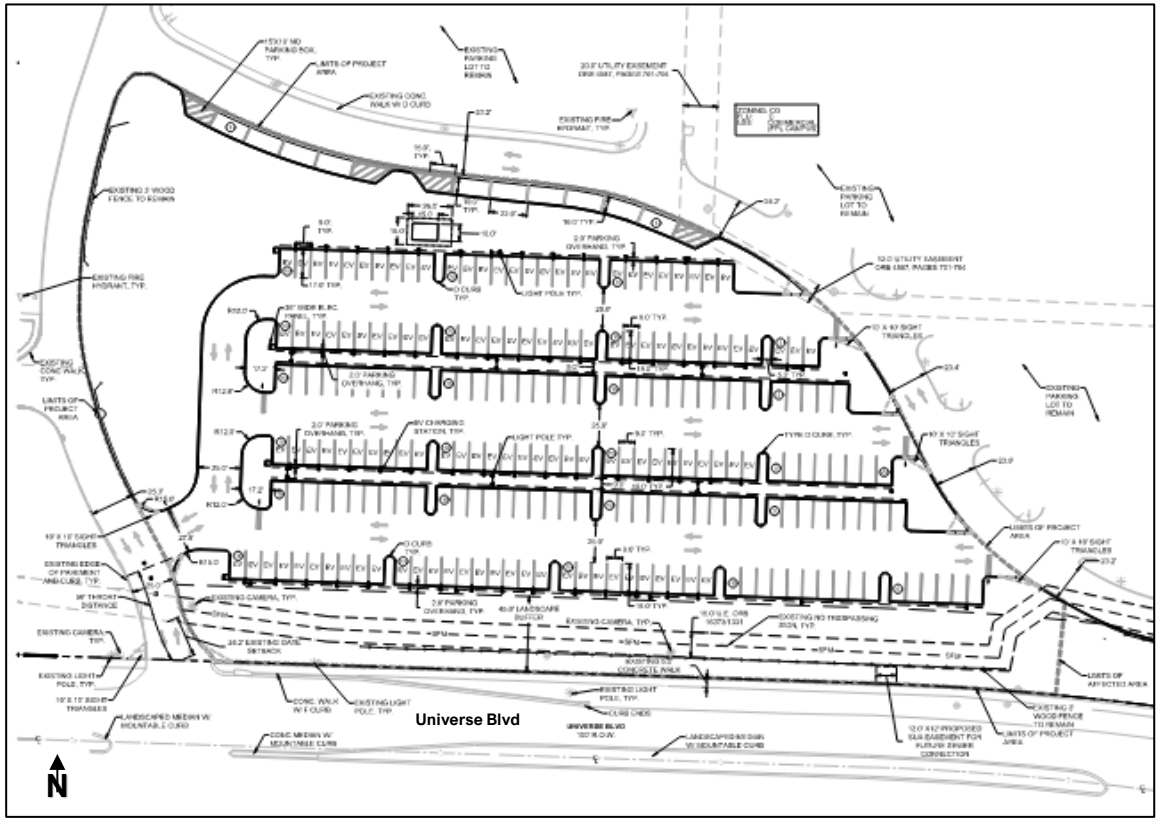
Landscape plan developed around retaining existing perimeter landscaping and relocating viable high-value plants into existing abutting scrub area[1]



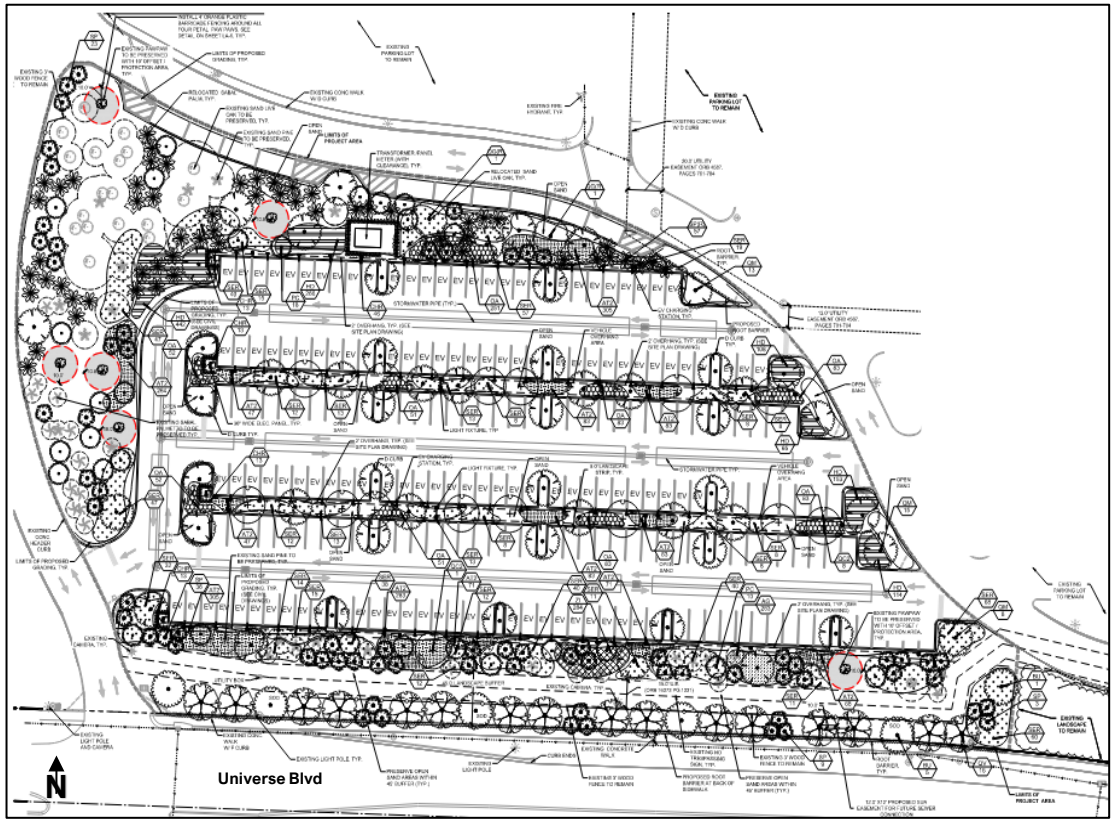
1. Plan includes preserving 69 trees and relocating 59 trees,

Parking spaces have a 45-foot setback off Universe Blvd., leverages existing on-site loop roads and surrounded by existing, relocated and new landscaping

Site Plan[1]



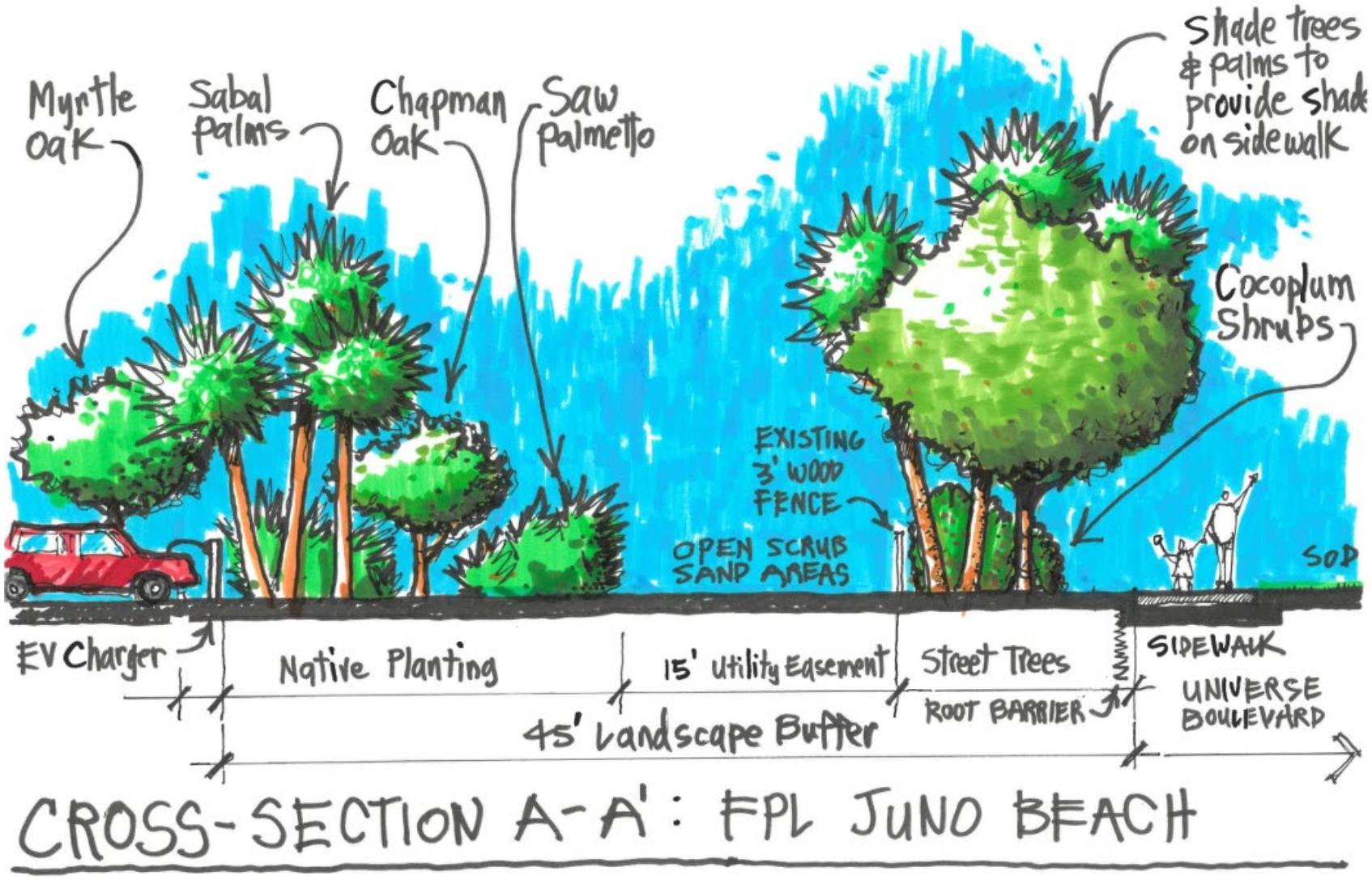
Landscape Plan[1]



With the proposed setback and diversity of landscaping that aligns with scrub habitat and screening, the parking spaces should not be visible from Universe Blvd.

1. A 15' wide utility easement with Seacoast utility Authority exists along the southern boundary of the project area

Cross section plan reflects further how the types, locations and size of plantings will screen the parking spaces from the sidewalk and Universe Blvd.

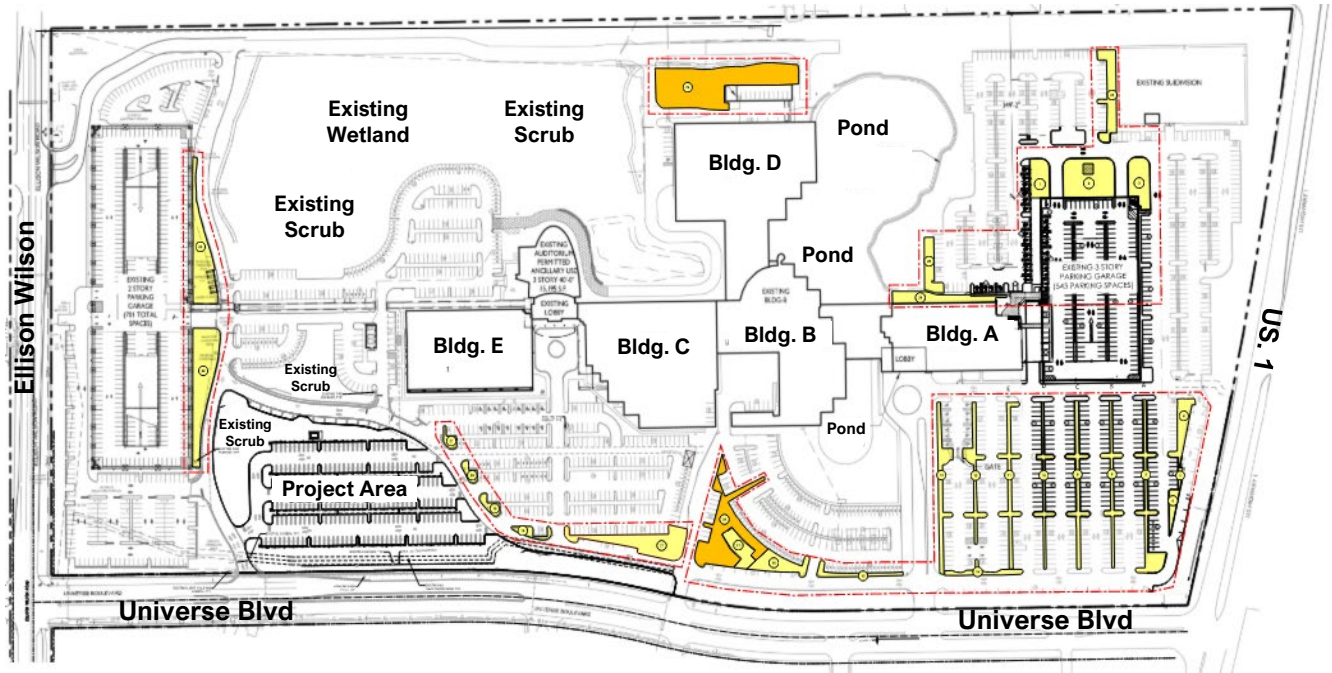


Transform 2.40 acres of conventional landscaping to scrub or hammock habitat and initiate program establishing new four-petal pawpaws in scrub areas

Transformation locations



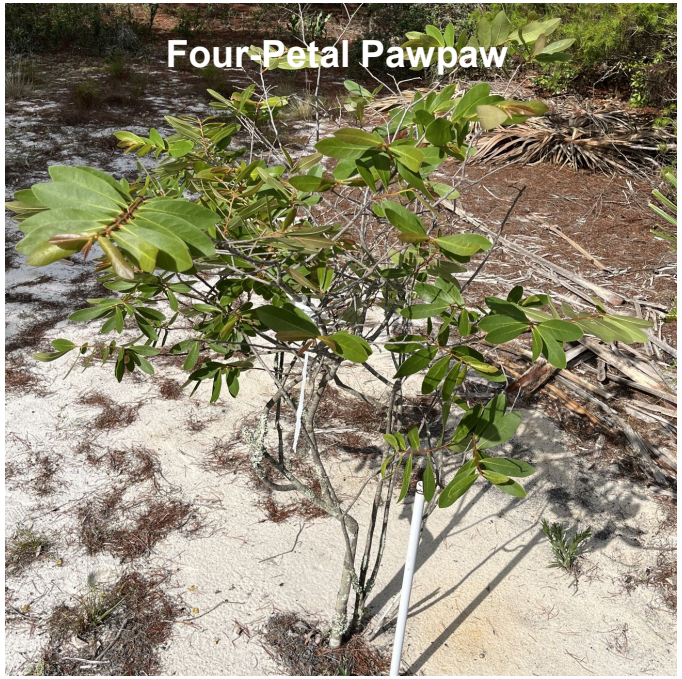






Four-petal pawpaw survives in dry, sandy soils and is important ecologically for pollinators, such as butterflies, beetles, bees and wasps







Presence of four-petal pawpaw can signal intact and healthy scrub environment

1. Four-petal pawpaw located on FPL Juno Beach Campus

View looking northwest at Project Area

Before



After



View looking northeast at Project Area

Before



After

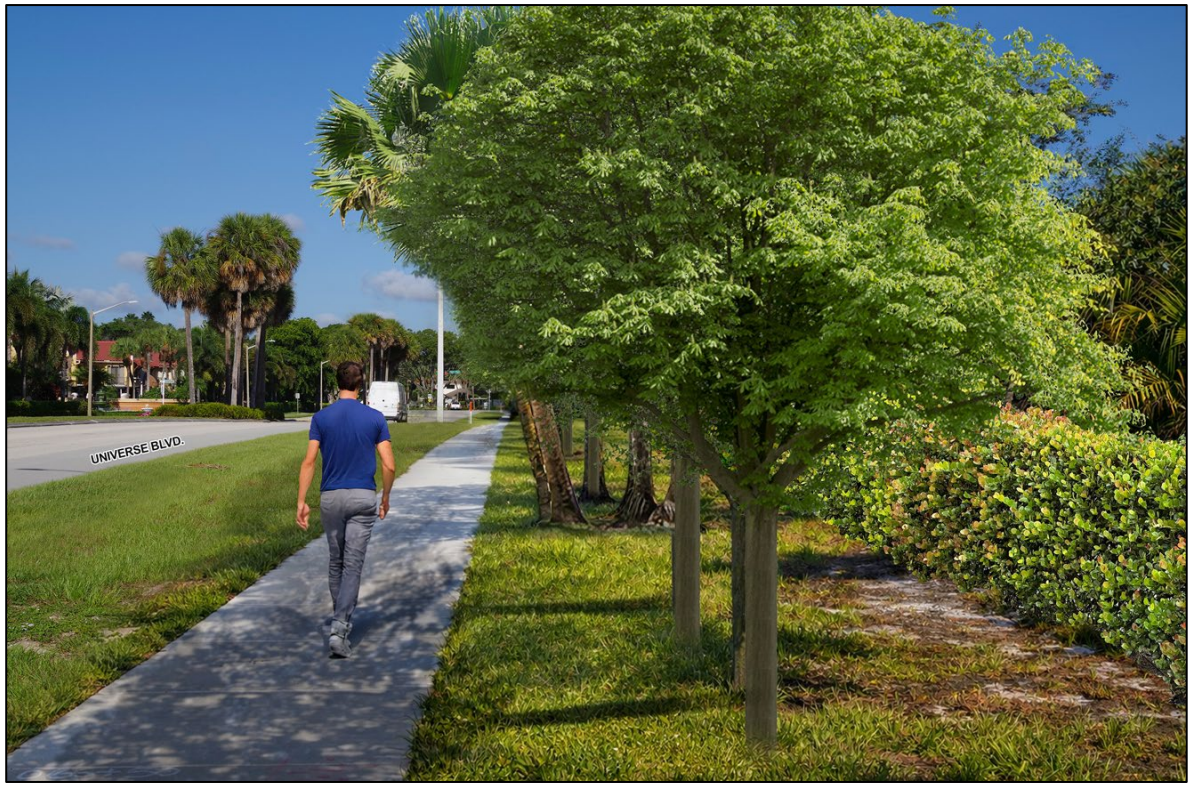


View looking west, sidewalk along Universe Blvd. and Project Area

Before



After



Condition No. 4 language to be amended to allow for surface parking in lieu of multi-level or under building parking, and no impact to open space

Condition No. 4

- **Condition was established over 40 years ago, when development of the property was just beginning and the company's business operations and long-term needs were much different than they are today**
  - Constructing a multi-story parking garage on either improved or undeveloped portions of the site would result in significant adverse impacts, including:
    - Severe impact on the availability of several hundred parking spaces and site circulation for several months while a parking garage is constructed
    - Permanent elimination of access routes, aisles, and parking spaces from the property
    - Introduce prominent visual impacts and light emissions onto neighboring properties
  - Modifications to the site to accommodate surface parking and/or other improvements on the property in areas that may have been identified and/or are existing as scrub, scrub buffer, ponds, buildings, etc. have occurred many times of the past 40+ years
  - Condition No. 4 be modified to include language in **bold**: If additional parking area is required, it shall be multi-level or under-building parking, and no additional open space shall be impacted **"with the exception of the area identified as the Southern Scrub Area where on grade surface parking can be established."**

REQUEST: Recommendation of Approval to Amend the Site Plan and Condition No. 4 Habitat, Vegetation and Wildlife of Town of Juno Beach Resolution No. 84-9 adopted, September 18, 1984

THANK YOU

Florida Power & Light Company
Juno Beach Surface Parking Project
June 1, 2026


FPL®