DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

March 19, 2026 at 9:30 AM

Council Chambers – 340 Ocean Drive

NOTICE: ***Persons with disabilities requiring accommodations in order to participate in the meeting should contact Caitlin E. Copeland-Rodriguez, Town Clerk, at least 48 hours in advance to request such accommodations.***

CALL TO ORDER

PROJECT - FPL SURFACE PARKING LOT

1. FPL Surface Parking Lot Project

ADJOURNMENT

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

March 17, 2026

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

Attention: Mr. Frank Davila

Reference: Florida Power & Light Juno Beach
Town of Juno Beach, Florida

Dear Mr. Davila:

Our office has received the Preliminary Engineering plans and Site Plan application package for the above referenced project dated March 2, 2026. Based on our review of the submitted information, the plans for the above referenced project appear to be in substantial conformance with the Town of Juno Beach standards for Site Plan approval. Please note the following advisory comments:

1. PBC Traffic approval will be required prior to site plan approval.

2. Approvals from SFWMD and Palm Beach County Fire Rescue will be required prior to final engineering plan approval.

If you have any questions or require any additional information please contact our office.

Sincerely,

SIMMONS & WHITE, INC.

Paul A. Buri, P.E.

PAB/pb x:/docs/miscltr/buri/26004.2davilaltr

Development Review Committee Comments
Planning and Zoning

March 19, 2026

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

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

Dear Ms. Shayne Broadnix:

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

Please review and address the following comments:

Project Narrative:

1) Please note on page 1, the 3.37 acres of land is not "undeveloped" but rather it is labeled "Scrub land" on the master plan and is dedicated open space as required by Resolution 84-9.

2) The need for additional parking is noted to be caused by more efficient workspace. Please clarify whether the number of employees has increased since the approval of the 2017 master plan and by how many employees.

3) Please note that the proposed surface parking lot does not comply with Condition of Approval #4, Resolution 84-9. Please indicate in the application or Project Narrative if the site plan amendment is intended to modify condition of approval #4. In addition, condition # 4 specifically states that the additional parking will be underground or via garage and it shall not impact the 10.5 acres of open space. Include a statement that justifies the modification request for each element of Condition of Approval #4.

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

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

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

Site Plan:

7) In SP-1 or additional page, include:

   a. Typical parking spaces details
   b. Wall/fence details
   c. EV chargers
   d. Directional signage, if any
   e. Benches and trash receptacles, if any.

8) Indicate the visibility triangle (sight) for entrances to the parking lot. Please see Code Section 34-898. - Intersection and Code Section 34-1089. - Landscaping at street intersections.

9) In the Site Data Table, clarify what is meant by *Proposed Parking Garage 317,952 S.F.*, is this a new proposal or phase II of the east garage.

10) There appears to be a discrepancy in the Site Data Table regarding the parking calculations. Specifically, the sum of the existing surface and garage parking, when combined with the proposed addition of 229 surface spaces, does not align with the total count established in the 2017 approved site plan. Please provide a detailed breakdown of these calculations to reconcile the totals.

11) Parallel parking spaces are required to have a 15’x 9’ no parking box in the entrance - exit of each row. Please see code section 34-981. - General requirements; off-street parking plan.

Landscape Plan:

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

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

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

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

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

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

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

Environmental

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

20) Condition of approval in 84-9 recommends that no open space should be impacted by new surface parking should be permitted, and any new parking should be multi-level

garage. Staff notes the need for the applicant to address all conditions of approval and modify them as needed, using data and analysis to support the request.

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

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

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

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

Parking Study

25) Provide an explanation of how the existing number of parking spaces does not meet FPL's demand for parking, noting that the existing parking spaces meet the Town's minimum parking standards. While the current Town of Juno Beach Zoning Code does not explicitly state a maximum parking threshold, the proposed addition of 229 surface spaces appears to result in a over-supply relative to the minimum parking requirements

code. Provide a Parking Demand Study with data justifying why the parking count exceeds both the 2017 approved site plan and standard industry ratios (e.g., ITE Trip Generation Manual). The report should evaluate the current number of employees, and if the existing garages and surface capacities are currently underutilized before approving additional impervious surface.

26) Condition of Approval #16, Resolution 84-9, states "The developer shall establish and actively support a carpooling program." Please indicate the status of FPL's carpooling program.

27) Condition of Approval #17, Resolution 84-9, states that "the developer shall undertake a study of the feasibility of establishing or participating in a van pool program.", Condition of Approval #18, Resolution 84-9, states "the developer shall provide the Palm Beach County Transportation Authority with information regarding the general location of it's employees residences and shall consult with the Authority regarding the feasibility of establishing or expanding bus routes to serve the site". Please provide updates on both conditions of approval.

Photometric plans

28) A note that shielding of the light poles along Universe Blvd. will be provided by directing the LED lights downward.

29) Indicate height above grade for Parking Lot and Property line foot-candle measurements in photometric study per 5E4f -1) and -2).

Additional Comments:

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

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

32) Palm Beach County Fire Rescue: No comments.

33) Civil Engineering (Drainage): See attached.

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

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

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

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

Sincerely,

Stephen Mayer

Stephen Mayer, Principal Planner

cc: Robert Cole, Town Manager
Frank Davila, Director of Planning and Zoning

March 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 Application for Site Plan Amendment dated 3/2/2026
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. The proposed project area consists of 3.37 acres of the 58.5-acre campus. Of the 3.37 acres within the project area, 1.64 acres is proposed as impervious area to add 229 parking spaces to the campus.

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?
    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?

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.

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.

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.

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.

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.

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

Thank you,

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

Attachments:
Attachment A – Town of Juno Beach Resolution No. 84-9
Attachment B – Preserve Area Management Plan
Attachment C – 2014 Site Preservation Plan

Attachment A
Resolution No. 84-9

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.

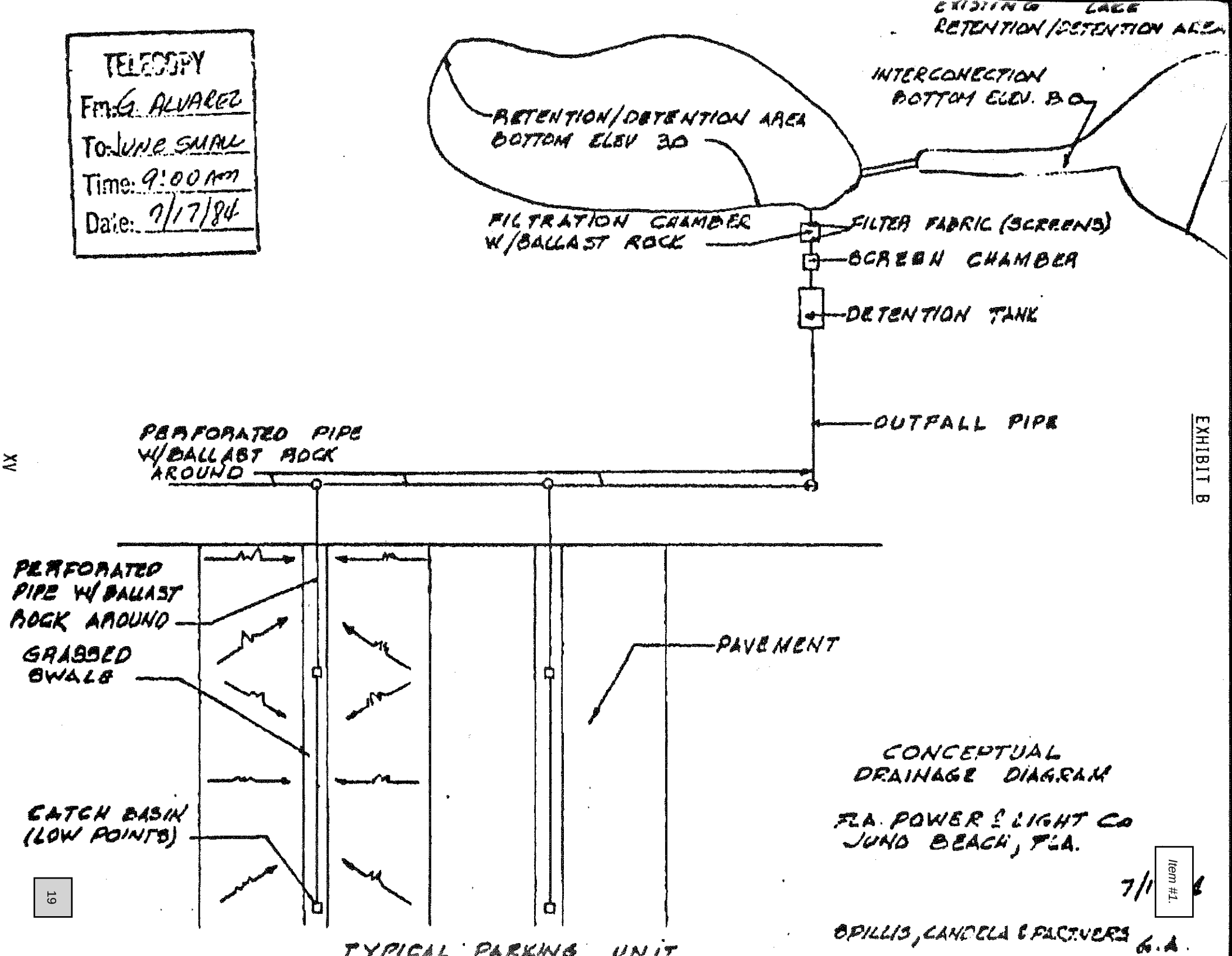
TOWN COMMISSION OF TOWN OF JUNO BEACH, FLORIDA

BY _____
Chairman

ATTEST:

BY Gail F. Nelson
Clerk

TELECOPY
Fm: G. ALVAREZ
To: JUNE SMALL
Time: 9:00 AM
Date: 7/17/84



CONCEPTUAL
DRAINAGE DIAGRAM

FLA. POWER & LIGHT CO
JUNO BEACH, FLA.

7/1

SPILLIS, CANDELA & PARTNERS INC.

EXHIBIT B

XV

19

Item #1.

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.

X

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

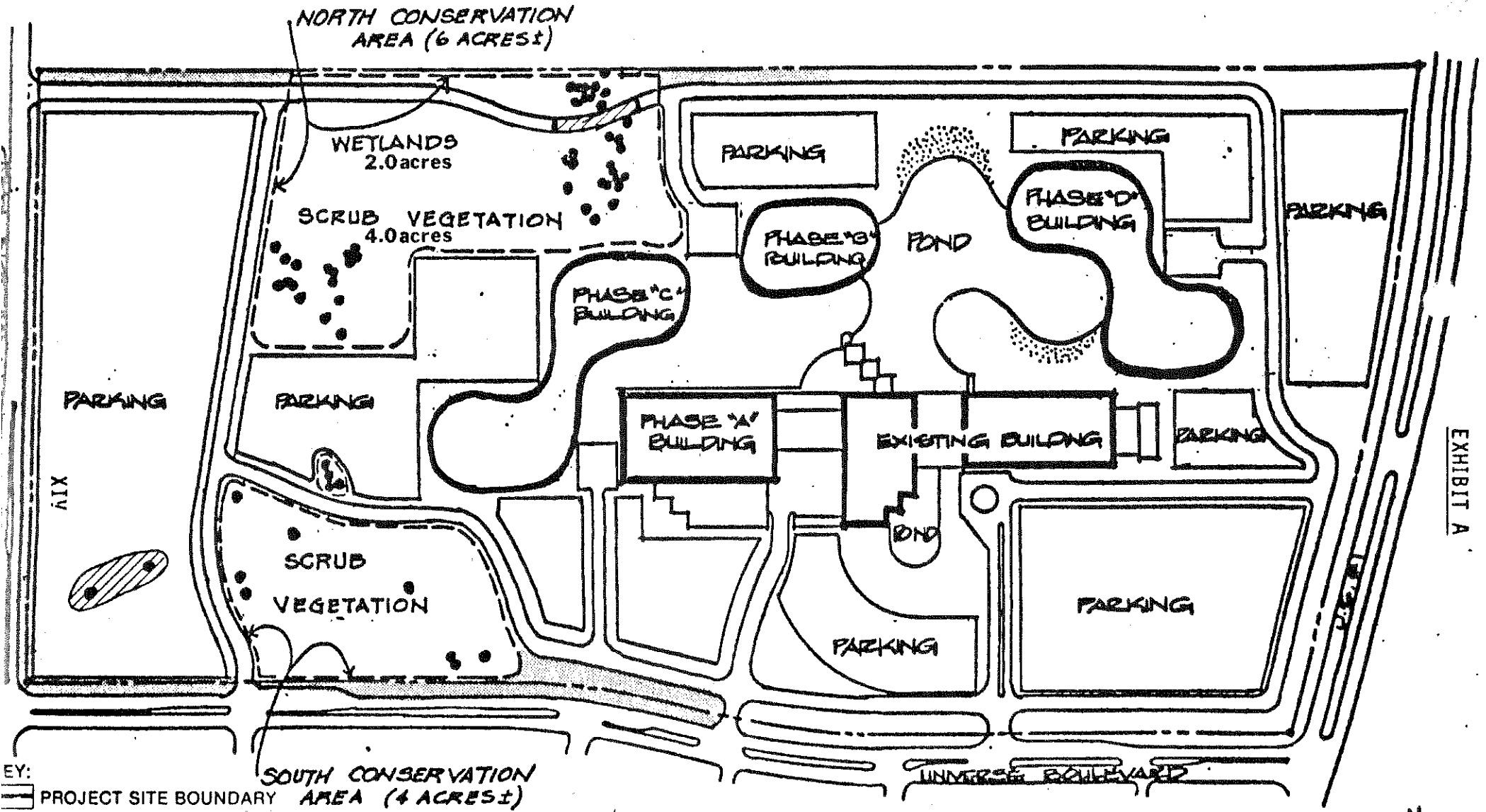
11. At the time of issuance of the building permit for Phase A of the project, the developer shall pay a fair share traffic impact fee in the amount of $125,000. This fee shall constitute the total traffic impact fee for all phases of the development and shall not be reduced by any credit that might 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.



KEY:

- 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

Attachment B
Preserve Area Management 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.

---

[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.

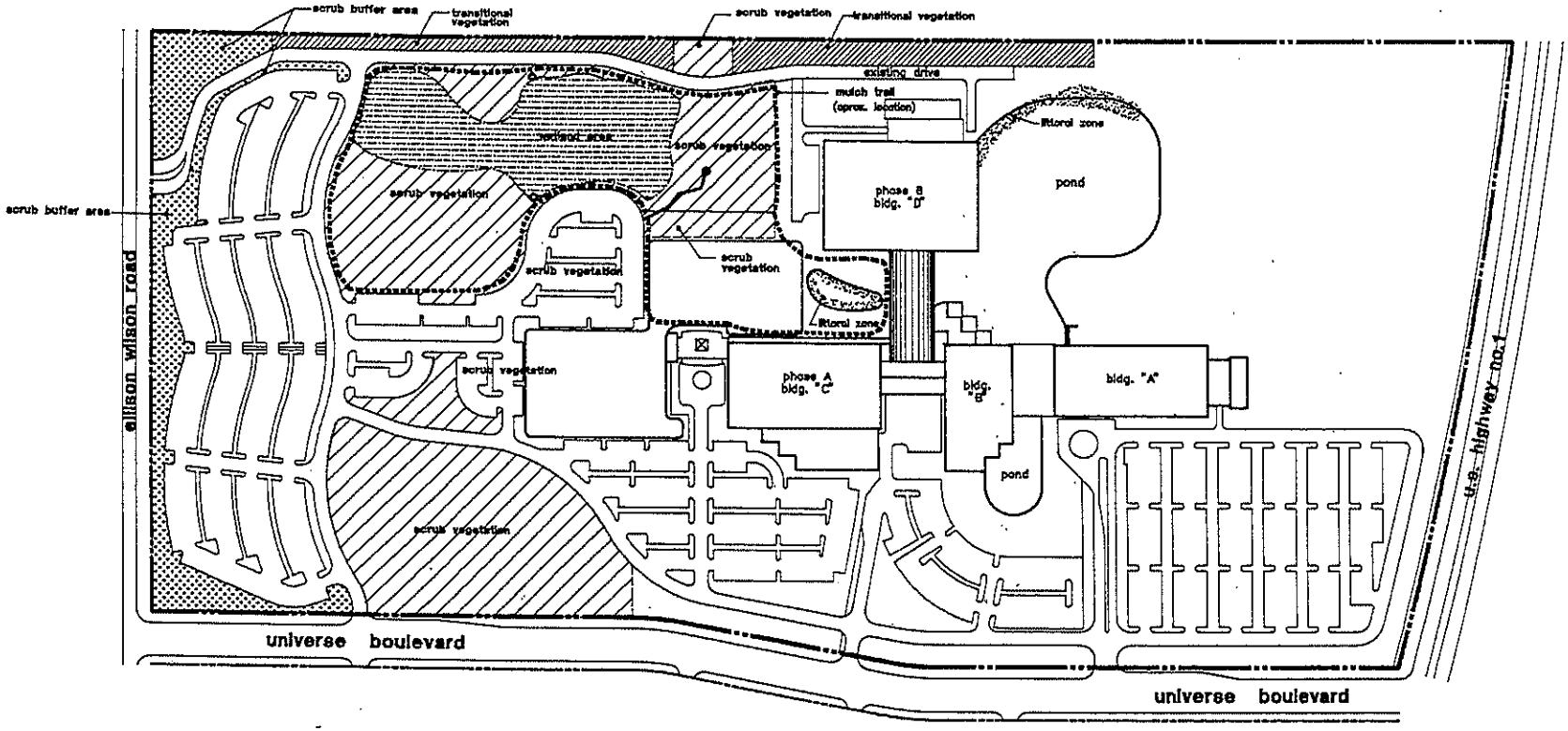
In addition, as per SFWMD Permit #50-00742-S, littoral zone maintenance, monitoring and reporting activities have been initiated on a semi-annual basis for a period of 3 years beginning in August, 1992; percent cover of planted and naturally recruited species, water levels, and nuisance species cover 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.

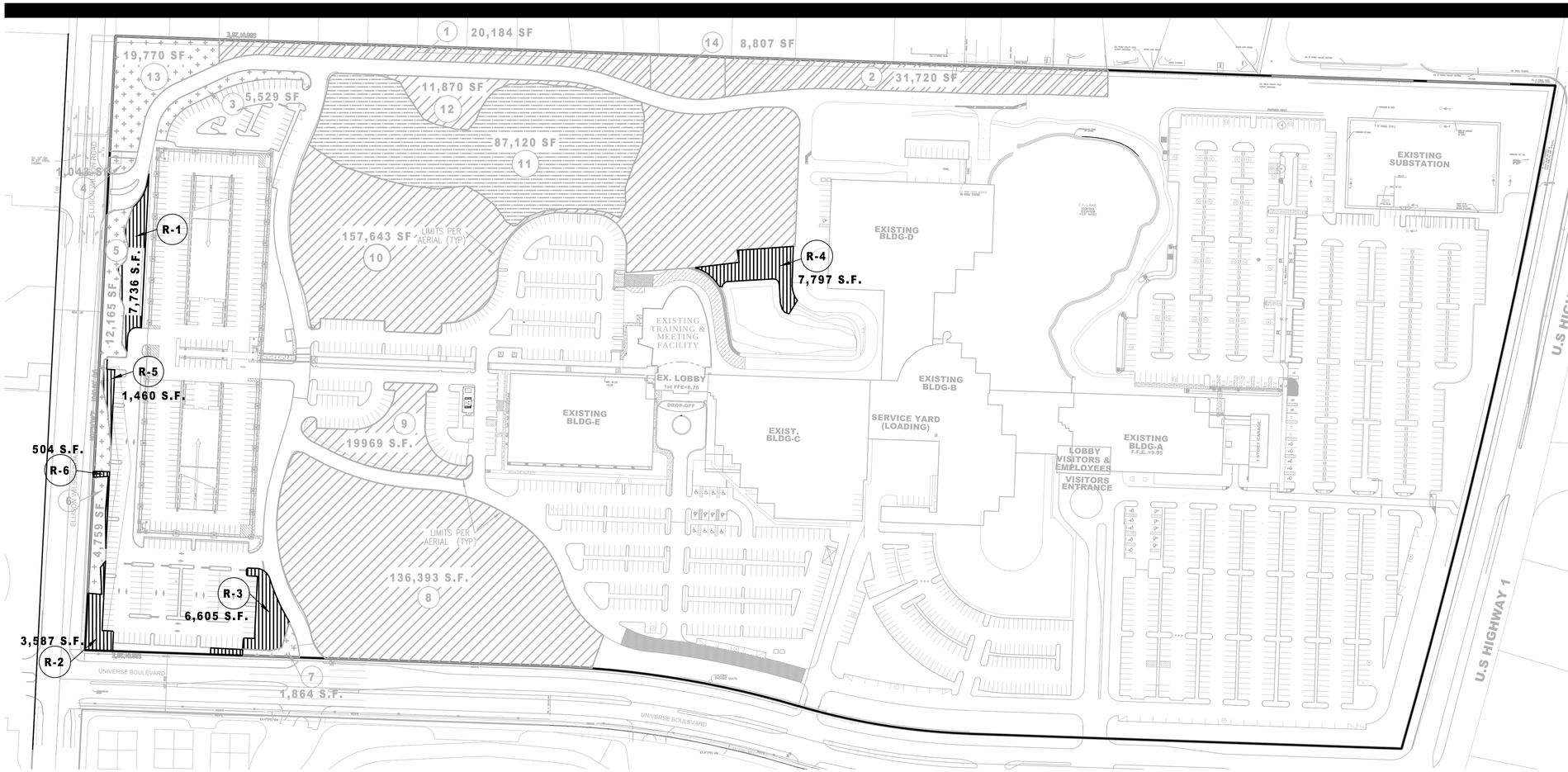
Site Preservation Plan

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)

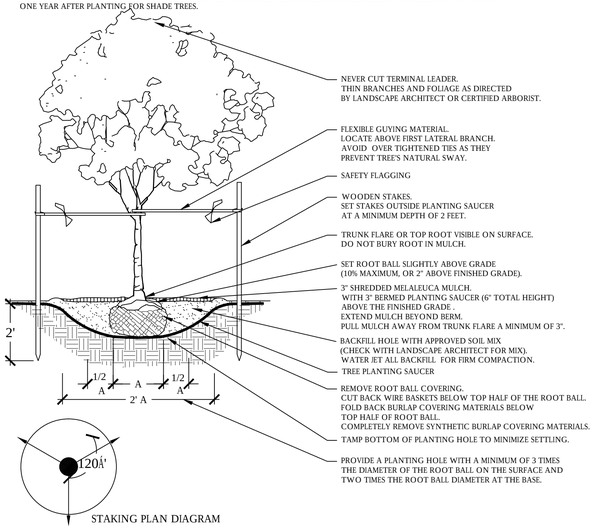
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
55	Sand Live Oak	*Quercus geminata*	15 gal., 20' o.c.
54	Myrtle Oak	*Quercus myrtifolia*	15 gal., 20' o.c.
627	Saw Palmetto	*Serenoa repens*	3 gal., 5' o.c.
627	Rusty Lyonia	*Lyonia ferruginea*	3 gal., 5' o.c.
627	Prickly Pear Cactus	*Opuntia humifusa*	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.

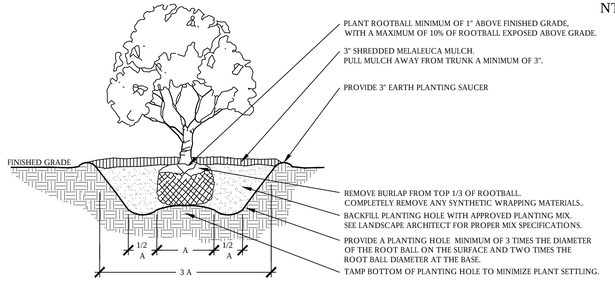
NTS.



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:

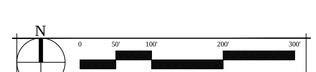
AREA #	HABITAT TYPE	SQ-FT	ACREAGE
1	TRANSITIONAL VEGETATION	20,184	0.46
2	TRANSITIONAL VEGETATION	31,720	0.73
3	SCRUB BUFFER	5,529	0.13
4	SCRUB BUFFER	1,043	0.02
5	SCRUB BUFFER	12,165	0.28
6	SCRUB BUFFER	4,759	0.11
7	SCRUB BUFFER	1,864	0.04
8	SCRUB	136,393	3.13
9	SCRUB	19,969	0.46
10	SCRUB	157,643	3.62
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

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

From: Scott Serra <sserra@sua.com> on behalf of Scott Serra
Sent: Tuesday, March 10, 2026 1:28 PM
To: smayer@juno-beach.fl.us
Cc: Bruce Gregg; Rim Bishop
Subject: FPL 1st submittal 3.2.26 DRC
Attachments: FPL Juno Parking Improvements.pdf

Stephen,

Seacoast supports this project as current surface parking on the west side of the west parking garage is beginning to restrict our access to Lift Station #34.

SUA has one minor comment on this project. We are requesting that FPL provide Seacoast with a 12' x 12' easement on the south side of the proposed parking area to allow connection of a 6" force main currently being designed by WGI for the Waterford project. The location of the proposed connection can be shifted to minimize impact on the landscape buffer and scrub vegetation as required. Seacoast would own and maintain this force main.

Should you have any questions, please call

Scott Serra, P.E.
Seacoast Utility Authority
Engineering Manager
4200 Hood Rd, PBG, Fl 33410
Tel: (561) 627-2900 Ext 1398