



PLANNING AND ZONING BOARD AGENDA

May 04, 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/@townofjuno-beach477/streams>

HOW CITIZENS MAY BE HEARD: Members of the public wishing to comment publicly on any matter, including items on the agenda may do so by: Submitting their comments through the Public Comments Webform at: <https://www.juno-beach.fl.us/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 - April 6, 2026

BOARD ACTION/DISCUSSION ITEMS

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

COMMENTS FROM THE BOARD

ADJOURNMENT



PLANNING AND ZONING BOARD MINUTES

April 6, 2026 at 4:00 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: JIM EHRET, CHAIR
 CAROL RUDOLPH, VICE CHAIR
 STEVE BAUCH, BOARDMEMBER
 ROBERT REIMERS, BOARDMEMBER
 NANCY GRABOSKI, BOARDMEMBER (*Via Zoom at 4:18pm*)
 WILLIAM HUVAL, ALTERNATE BOARDMEMBER

ALSO PRESENT: CAITLIN COPELAND-RODRIGUEZ, ACTING TOWN MANAGER
 FRANK M. DAVILA, DIRECTOR OF PLANNING & ZONING
 STEPHEN MAYER, PRINCIPAL PLANNER
 TG LAW PLLC, TOWN ATTORNEY
 IAN COMP, TOWN CLERK DESIGNEE

AUDIENCE: 15

CALL TO ORDER – 4:00PM

PLEDGE ALLEGIANCE TO THE FLAG

PRESENTATIONS

1. Swearing in newly appointed Planning and Zoning Board Members
2. Designation of Chair and Vice Chair for the Planning and Zoning Board

Town Attorney opened the floor for nominations for position of Chair.

Boardmember Rudolph nominated Boardmember Ehret for position of Chair.

Boardmember Ehret accepted.

There being no further nominations, Town Clerk Designee Comp conducted a roll call.

Boardmember Ehrey was appointed at Chair.

Town Attorney opened the floor for nominations for position of Vice Chair.

Chair Ehret nominated Boardmember Rudolph for position of Chair.

Boardmember Rudolph accepted.

There being no further nominations, Town Clerk Designee Comp conducted a roll call.

Boardmember Rudolph was appointed as Vice Chair.

3. Annual Review of Sunshine Laws

The Board gave consensus to have the presentation on Conduct of Hearings on Land Use Matters placed on the next agenda.

Boardmember Graboski was sworn in via zoom at 4:24pm.

4. Annual Review of Planning and Zoning Board Duties and Responsibilities

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

COMMENTS FROM THE TOWN ATTORNEY AND STAFF - None

COMMENTS FROM THE PUBLIC

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

Public Comments Opened at 4:37pm.

Public Comments Closed at 4:39pm.

CONSENT AGENDA

5. Planning & Zoning Board Meeting Minutes - March 2, 2026

MOTION: *Rudolph/Reimers 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.)

The Board gave consensus to collectively discuss Ordinances 795, 796, and 797 together.

6. ORDINANCE NUMBER 795

ORDINANCE NO. 795 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN CODE OF ORDINANCES TO PROVIDE FOR ADMINISTRATIVE REVIEW AND APPROVAL OF APPEARANCE FOR SINGLE FAMILY DWELLINGS; AND CLARIFYING COMPLIANCE OF APPEARANCE REVIEW WITH FLORIDA LAW; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

MOTION: *Reimers/Rudolph made a motion to recommend denial of Ordinance No. 795 to the Town Council.*

ACTION: *The motion passed unanimously.*

7. ORDINANCE NUMBER 796

ORDINANCE NO. 796 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING SECTION 34-115, "INTENT AND PURPOSE," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING" OF THE TOWN OF JUNO BEACH'S CODE OF ORDINANCES TO CLARIFY THE STATED LEGISLATIVE INTENT OF SITE PLAN AND APPEARANCE, INCLUDING ARCHITECTURAL, REVIEWS WITH RESPECT TO SINGLE-FAMILY AND TWO-

FAMILY DWELLINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

MOTION: Rudolph/Reimers made a motion to recommend denial of Ordinance No. 796 to the Town Council.

ACTION: The motion passed unanimously.

8. ORDINANCE NUMBER 797

ORDINANCE NO. 797 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING DIVISION 1, "GENERALLY," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTION 34-28, "PLANNING AND ZONING BOARD DUTIES," TO REMOVE REVIEW OF PLATS AND REMOVE REVIEW OF SINGLE FAMILY SITE PLANS AND APPEARANCE (INCLUDING ARCHITECTURAL) FROM THE PLANNING AND ZONING BOARD TO ADMINISTRATIVE STAFF; PROVIDING FOR ADOPTION OF RECITALS; CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

MOTION: Reimers/Graboski made a motion to recommend denial of Ordinance No. 797 to the Town Council.

ACTION: The motion passed unanimously.

COMMENTS FROM THE BOARD - None

ADJOURNMENT

Chair Ehret adjourned the meeting at 5: 24pm.

Jim Ehret, Chair

Ian Comp, Town Clerk Designee



Caitlin Copeland <ccopeland@juno-beach.fl.us>

Online Form Submittal: Public Comments

1 message

noreply@civicplus.com <noreply@civicplus.com>

Sun, Apr 5, 2026 at 3:51 PM

Reply-To: noreply@civicplus.com

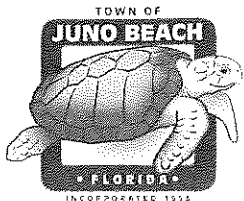
To: ccopeland@juno-beach.fl.us, rcole@juno-beach.fl.us, dhalpern@juno-beach.fl.us, ddavis@juno-beach.fl.us, service@tgjustice.com, dsantilli@juno-beach.fl.us, sshaw@juno-beach.fl.us, mfraser@juno-beach.fl.us

Public Comments**Public Comments for Town Council and Planning & Zoning Board Meetings**

Please use the form below to submit comments for Town Council Planning and Zoning Board Meetings. All Public Comments must be submitted by Noon on the day of the scheduled meeting. All information you submit will become a permanent record of the Town, accessible to anyone who wants to see it. If you should have any questions, please contact the Town Clerk's Office at 561-656-0316.

First Name	Debra
Last Name	Levulis
Address	401 Sunset Way Juno Beach FL
Email Address	johndeb642@gmail.com
Agenda Item Number (Ex: 1, 2, 3)	6, 7, 8 Ordinances 795, 796, 797
Public Comment / Question	As Ordinances 795, 796, and 797 have been passed by town council these ordinances should not be returned to planning zoning and building because of an clerical error as an advertisement error. The Juno Beach Town Council has the inherent legislative power to modify this clerical error.

Email not displaying correctly? [View it in your browser.](#)



TOWN OF JUNO BEACH

Item #1.

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 #: Public Com DATE: _____

NAME: John Stelluto PHONE NO.: 561 891-7378

REPRESENTING (IF APPLICABLE): myself + neighborhood

ADDRESS: 401 SUNSET WAY Juno Bch

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



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 #: 6, 7, 8 DATE: _____

NAME: John Stelluto PHONE NO.: 561 891-7378

REPRESENTING (IF APPLICABLE): _____

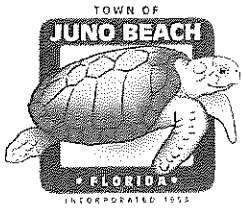
ADDRESS: _____

CHECK WHAT MAY APPLY:

☐ SUPPORT

☐ OPPOSE

☒ I WISH TO SPEAK



TOWN OF JUNO BEACH

Item #1.

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 #: 5.6.7

DATE: 4/6/26

NAME: Peggy Wheeler

PHONE NO.: 561 310 2300

REPRESENTING (IF APPLICABLE):

ADDRESS: 460 Atlantic Blvd Juno Beach FL 33408

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK



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 #: 6, 7, and 8

DATE: 4/6/2026

NAME: John Callaghan

PHONE NO.: 561-358-9296

REPRESENTING (IF APPLICABLE):

ADDRESS: 24 Grand Bay Circle, Juno Beach, FL 33408

CHECK WHAT MAY APPLY:

☐ SUPPORT ☐ OPPOSE ☒ I WISH TO SPEAK



Meeting Name: Planning & Zoning Board

Meeting Date: May 4, 2026

Prepared By: Stephen Mayer

Item Title: 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.

BACKGROUND:

Staff has initiated the update of the Town's Comprehensive Development Plan based on Objective 10 of the Infrastructure Element, which states that the Town shall maintain a Ten (10) Year Water Facilities Supply Work Plan (WSFWP). Please see the Objective and its corresponding Policy below:

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.

Policy 7.7 also states that the Town shall update the plan every 5 years to incorporate any necessary changes.

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

The last update to the Ten (10) Year Water Facilities Supply Plan was adopted with the Town's last Evaluation and Appraisal Report (EAR) amendments in 2021, therefore, it is necessary for staff to update the plan accordingly.

DISCUSSION:

Staff is providing the proposed Comprehensive Development Plan with staff-initiated changes as part of the update to the Infrastructure Element as part of an evaluation of the water facilities plan every five years. The proposed language is initiated by staff to address the Ten (10) year Water Facilities Supply Work Plan requirement. These changes are noted with underlining for new language, and a ~~strike through~~ for deleted language.

The Town has established, through Policy 1.1, Table 2, minimum commitments of potable water, sanitary sewer, and stormwater management.

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 and demand generated by a proposed development project.

Staff verified the Level of Service (LOS) standards in Table 2 with the service providers responsible for providing those services. These minimum standards are accurate and require no changes.

Staff is required to maintain the plan, which is located within the Infrastructure Element. Staff, with the assistance of our comprehensive plan consultant Mr. Jack Horniman, updated the date referenced for the South Florida Water Management District's water supply plan, which was most recently updated in September 2024. The update is consistent with those in previous plans and continue to influence water supply planning efforts in the Lower East Coast (LEC) Planning Area. The regional issues that the LEC area faces have been updated to reflect their new plan.

In coordination with Palm Beach County Planning and Zoning Division, and the Town of Jupiter Water Utilities Department, staff was able to update the Population and Potable Water Demand Projections and determine that the relative portion that the Town of Jupiter provides services for Juno Beach is relatively the same as the most recent update and may in fact decrease from 4.4% to 4.2%. Therefore, staff does not anticipate significant changes regarding the demand for the Town of Juno Beach on water services.

Staff verified the contractual water use permit obligations with Seacoast Utility Authority (SUA) remain as it exists until 2032. The permit allocated 240 gallons per capita per day, which sufficiently yields the minimum Level of Service standards established by the WSFWP. Staff verified with Mr. Rim Bishop of SUA to ensure that 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.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board review the information that has been provided, and consider approval or denial, or approval with modifications to implement its evaluation of the ten (10)-year Water Facilities Supply Work Plan, and adopt the staff initiated proposed text changes to the Infrastructure Element.

ATTACHMENTS:

Attachment 1 - Ordinance 798

Attachment 2 - Infrastructure Element strike through and underline

TOWN OF JUNO BEACH, FLORIDA

ORDINANCE NO. 798

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ADOPTING AMENDMENTS TO ITS COMPREHENSIVE PLAN BY AMENDING THE INFRASTRUCTURE ELEMENT AND ANY OTHER ELEMENTS OF THE COMPREHENSIVE PLAN, AS APPLICABLE, BASED ON AN UPDATED TEN (10) YEAR WATER FACILITIES SUPPLY WORK PLAN; PROVIDING FOR TRANSMITTAL; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the Town Council of the Town of Juno Beach, Florida, pursuant to its as authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, the Town Council has caused to be prepared an updated Ten (10) Year Water Facilities Supply Work Plan (the "Water Plan"); and

WHEREAS, in accordance with the Water Plan, an amendment to the Town's Comprehensive Plan, including but not limited to the Infrastructure Element, has been prepared, and is attached hereto and incorporated herein as Exhibit "A" (the "Comprehensive Plan Amendment"); and

WHEREAS, the Town of Juno Beach Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), held a public hearing on May 4, 2026, and recommends [approval/denial] of the Comprehensive Plan Amendment to the Town Council; and

WHEREAS, the Town Council, having considered the recommendation of the LPA, conducted the required public hearings, and having given this matter due consideration, determines that the adoption of the Comprehensive Plan Amendment is in the best interests of the health, safety, and general welfare of the Town and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA as follows:

1 **Section 1.** The foregoing “Whereas” clauses are hereby ratified as true and
2 correct legislative findings of the Town Council of the Town of Juno Beach and are
3 incorporated herein.
4

5 **Section 2.** The Town Council hereby adopts and approves the amendments to
6 the Comprehensive Plan, as fully set forth in **Exhibit "A"** attached hereto and
7 incorporated herein by reference (the “Comprehensive Plan Amendment”).
8

9 **Section 3.** In accordance with Section 163.3184(3), Florida Statutes, the Town
10 Clerk is hereby directed to transmit the Comprehensive Plan Amendment and any
11 supporting data and analyses, to all reviewing agencies, and to any other unit of local
12 government or state agency that has filed a written request for the same, within ten (10)
13 working days after the initial public hearing.
14

15 **Section 4.** In accordance with Section 163.3184(3), Florida Statutes, the Town
16 Clerk is hereby directed to transmit the Comprehensive Plan Amendment and any
17 supporting data and analyses, to all reviewing agencies, and to any other unit of local
18 government or state agency that has filed a written request for the same, within thirty
19 (30) working days after the final adoption hearing.
20

21 **Section 5.** All ordinances or parts of ordinances of the Town of Juno Beach,
22 Florida, which are conflict with this Ordinance, are hereby repealed to extent of such
23 conflict.
24

25 **Section 6.** If any section, paragraph, sentence, clause, phrase, or word of this
26 Ordinance is for any reason held by a court of competent jurisdiction to be
27 unconstitutional, inoperative or void, such holding shall not affect the remainder of the
28 Ordinance.
29

30 **Section 7.** This Ordinance shall become effective thirty-one (31) days after the
31 State Land Planning Agency notifies the Town that the comprehensive plan amendment
32 package is complete or if timely challenged, this Ordinance shall be effective upon entry
33 of a final order by the State Land Planning Agency or the Administration Commission
34 determining the adopted amendment to be in compliance.
35
36
37

38 [Remainder of page intentionally blank]
39

FIRST READING this ____ day of _____, 2026

SECOND, FINAL READING AND ADOPTION this ____ day of _____, 2026.

AYE

NAY

DAVE SANTILLI, MAYOR

AYE

NAY

DIANA DAVIS VICE MAYOR

AYE

NAY

DD HALPERN, VICE MAYOR PRO TEM

AYE

NAY

SCOTT SHAW, COUNCILMEMBER

AYE

NAY

MAX FRASER, COUNCILMEMBER

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CAITLIN E. COPELAND-RODRIGUEZ, MMC
TOWN CLERK

TG LAW PLLC
TOWN ATTORNEY

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.”
- Objective 1:** To ensure through the land development approval process, at the time a building permit is issued, 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 and demand generated by a proposed development project.
- Policy 1.2:** All development and/or redevelopment activities shall be undertaken 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 as development permits 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:** 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 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:

- 89 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 sewage 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)

Northern/Southern Drainage Areas:

Level of Service (LOS)

1.99 acres & Below

Five (5) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.

2.0 – 5.99 Acres

Five (5) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.

6.0 – 9.99 Acres

Ten (10) Year Frequency, 72³ hour duration (3 Day); rainfall intensity curve.

10.0 Acres +

Twenty-five (25) Year Frequency, 72³ hour duration (3 Day); rainfall intensity curve.

Central Drainage Area:

Level of Service (LOS)

1.99 acres & Below	Three (3) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.
2.0 – 5.99 Acres	Five (5) Year Frequency, 24 hour duration (1 Day); rainfall intensity curve.
6.0 – 9.99 Acres	Ten (10) Year Frequency, 72 hour duration (3 Day); rainfall intensity curve.
10.0 Acres +	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 as identified under Part IV Chapter 373, Florida Statutes, and Rules Chapter 40E-4, and 40E-40, Florida Administrative Code.

*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 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 Schedules of Improvements within the CIE.

Solid Waste – The program for centralized collection of toxic household and commercial wastes shall be maintained. Continue to request that the Solid Waste

Authority of Palm Beach County (SWA) to maintain a program for refuse separation within the Town.

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.

Policy 2.2: A Capital Improvements Coordinating Committee headed by, and appointed by, the Town Manager shall be created for the purpose of evaluating and ranking capital improvements projects proposed for inclusion in the five (5) year schedule of needs.

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 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, 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.

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. A priority function of Pelican Lake shall be as a stormwater retention lake.

Objective 4: 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.

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 5.4: 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, of the existing septic systems fail to meet State Water Quality Standards, thereby endangering the public health, connection to the central system shall be required.
- 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: 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 plant 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 by the Town when considering all proposals for development and/or redevelopment.
- Policy 7.3: The Town shall promote the use of low volume fixtures when reviewing all building permit applications.
- Policy 7.4: Promote and institute, where practical, 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 Statutes 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.
- 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 Public Works department shall inspect the Town's drainage system in accordance with the NPDES program to identify any needs and/or deficiencies.
- Policy 8.2: 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 quality of the lake.
- 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~~ September, 2024. Per Section 163.3117(c)3, Florida Statutes, municipalities and water suppliers must adopt a related WSFWP and supportive amendments to their comprehensive plans within eighteen (18) months of the LEC WSFWP.

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.
- 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.

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. This is required to provide 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~~ 2024 SFWMD Lower East Coast Regional Water Supply ~~Facilities Work Plan Update~~ are consistent with those in previous plan updates and continue to influence water supply planning efforts in the LEC Planning Area: 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 Conservations 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.~~ 1) Increased withdrawals from the SAS are limited by the Biscayne Aquifer minimum flow and minimum water level (MFL). LEC Regional Water Availability criteria potential impacts on the regional system wetland pollution and existing legal users as well as the potential for saltwater intrusion of upcoming of relict seawater in the western portion of the planning area; 2) Available water supplies for allocation in eastern Hendry County from the Lower Tamiami Aquifer are constrained by the presence of isolated wetlands and the Lower West Coast Aquifers MFL which is discussed in detail in the '2022 Lower West Coast Water Supply Plan Update (SFWMD 2022a); 3) Specific surface water volumes in eastern Hendry County are identified for the Seminole Tribe of Florida Big Cypress Reservation in addition to a secondary irrigation supply from Lake Okeechobee; 4) Withdrawals from the FAS are expected to increase to meet future demands. Continued monitoring of water levels and water quality in the FAS is necessary to ensure long-term sustainability of the resource; 5) The C-51 Reservoir Phase 1 is envisioned to deliver 35 mgd of stored surface water to several PS utility wellfields to offset increased SAS withdrawals in Broward and Miami-Dade counties; 6) Climate change and sea level rise are increasingly likely to negatively affect the availability of freshwater resources in the LEC Planning Area; and 7) The new Lake Okeechobee System Operating Manual associated with completion of the Herbert Hoover Dike repairs will have effects on water supply and the Lake Okeechobee MFL. 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.

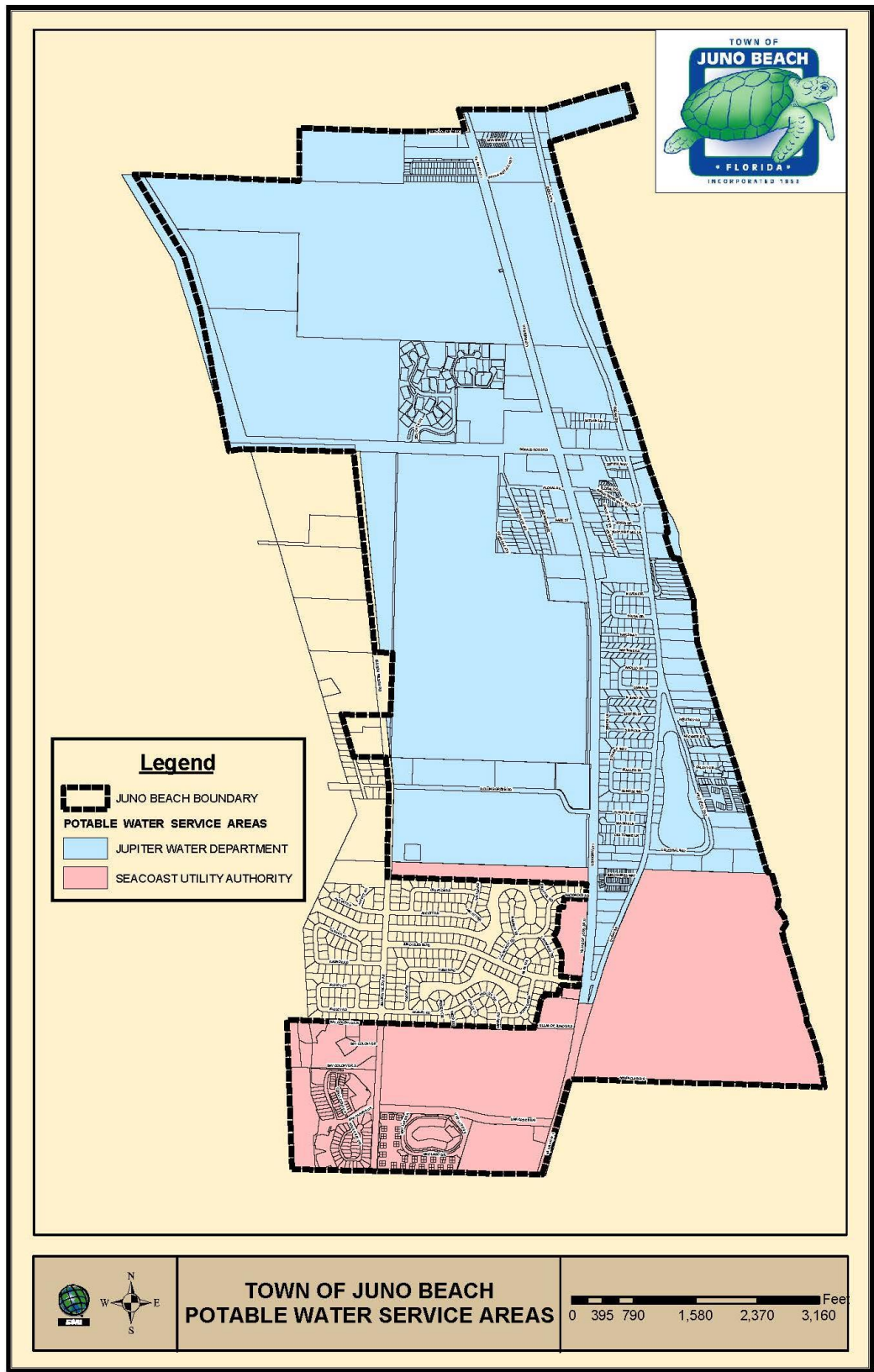


Figure 5.1

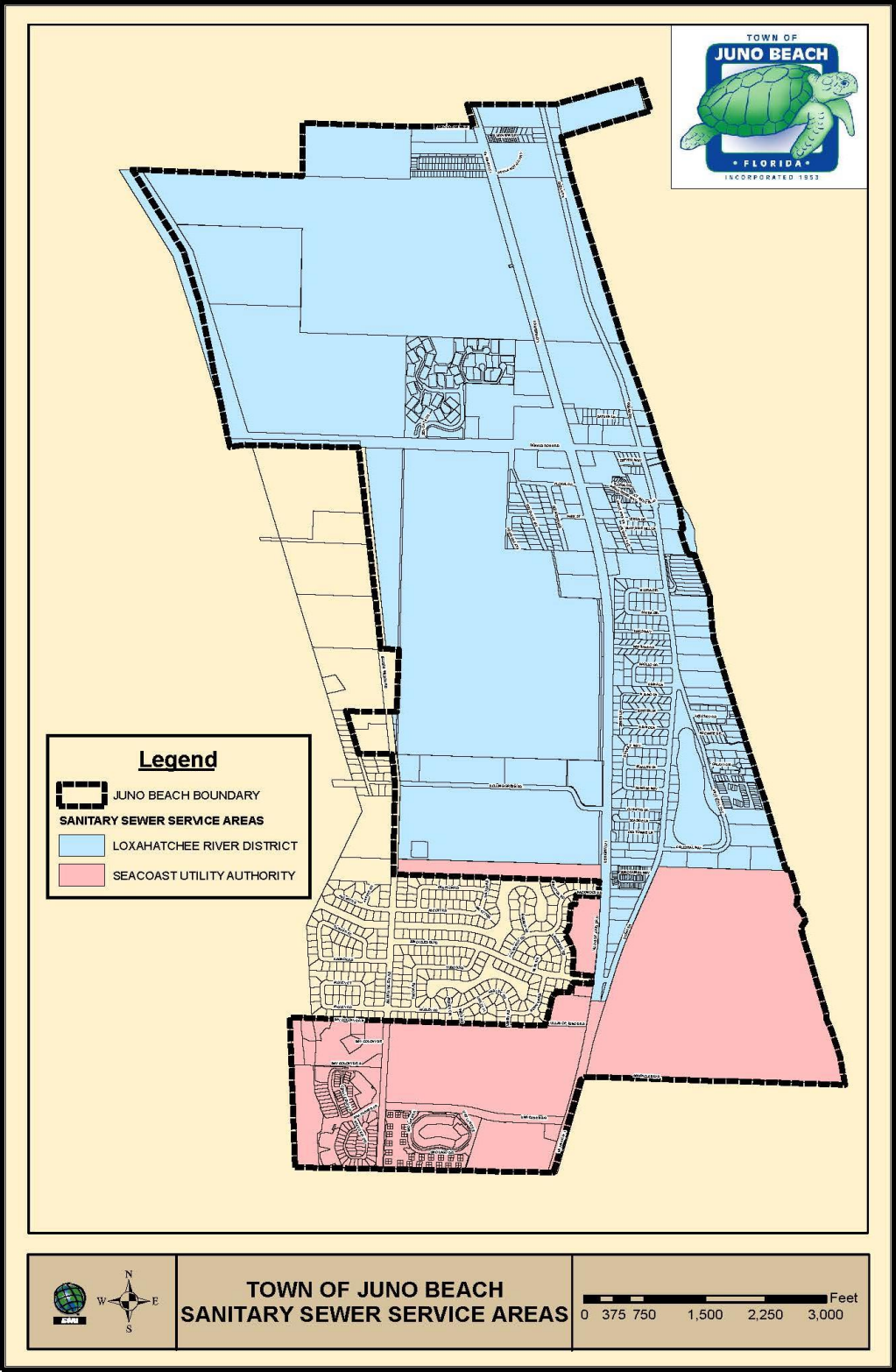


Figure 5.2

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 (10-year planning period) and only to ~~4.4%~~ 4.2% through 2045. 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

	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>(2040</u>
Juno Beach	3465	3536	3653	3913
(portion)	(4.3% of Total)	(<u>4.1%</u> of Total)	(<u>4.1%</u> of Total)	(4.4% of Total)
Total (Jupiter Service Area)	79,974	81,848	83,953	89,090
	<u>2020</u>	<u>2035</u>	<u>2045</u>	<u>2050</u>
	<u>(10-year planning period)</u>		<u>(20-year planning period)</u>	
Juno Beach	3,858	4,068	4,182	4,255
(portion)	(4.8% of Total)	(4.1% of Total)	(4.1% of Total)	(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,

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.

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

Policy 4.2: 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.

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.

INFRASTRUCTURE

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

CONSERVATION

OBJECTIVE 2: To protect and conserve potable water supplies.

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.

Policy 2.4: Participate in the formulation and coordination of the 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.

Policy 2.5: 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.

INTERGOVERNMENTAL COORDINATION

OBJECTIVE 1: Maintain planning coordination with adjacent municipalities, Palm Beach County, the Palm Beach County School Board and current municipal service providers.

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.

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.

Policy 1.14: The Town shall request the Town of Jupiter Water Utilities and Seacoast Utility Authority 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.

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.



Meeting Name: Planning & Zoning Board

Meeting Date: May 4, 2026

Prepared By: Stephen Mayer, Principal Planner

Item Title: Appearance Review – Michael Bates – Coconut Avenue (PCN # 228-43-41-28-10-015-0030)

BACKGROUND:

The Town has received an application for Appearance Review from Michael Bates (“Owner and Applicant”) for the unaddressed vacant property located at PCN # 28-43-41-28-10-015-0030) on Coconut Avenue, south of the intersection of Coconut Avenue and Park Street (“Property”) in New Palm Beach Heights. The Property is zoned Residential Single Family (RS-5) with a Future Land Use classification of Low Density Residential (LDR) (up to 5 DU/AC). The property is currently vacant. The proposed lot is 150’ feet in depth, however, the subject property contains a protected wetland that encompasses approximately 42% of the property, located at the rear of the property. The Florida Department of Environmental Protection (FDEP) established this through an Environmental Resource Permit, granted on April 14, 2022, and transferred to the applicant on April 7, 2025. (Please see the attached documents). The FDEP permit authorizes the installation of an approximate 81 foot long retaining wall at a designated location depicted on a survey (see attached and below), and the filling of approximately 4,698 square feet of wetlands for the construction of a single-family residence. The permit states that the 4,698 square feet of wetland impact offsets unavoidable adverse impacts with the purchase of .02 mitigation credits from the Loxahatchee Mitigation Bank.

Zoning Requirements

The area of the lot is +/- 6,924 sq. ft., or 0.16 acres, and the proposed lot coverage ratio of the 1,478 sq. ft. footprint would be 22%, which complies with the Town’s Zoning Code requirement for lot coverage per Section 34-268 (Maximum 35%). The proposed home is a two-story structure and is +/- 26’ 4” in height (maximum 30 feet). These height element dimensions comply with the Town’s Zoning Code requirement for height per Section 34-268. The setbacks of the new residence are 25’ front, 7.5’ side and 59.8’ rear, which complies with Section 34-268 (25’ front/7.5’ side/12’ rear). The applicant provides 3 parking spaces (2 parking spaces are required) and 5,446 square feet of open space and landscaping (25% or 1,742 square feet is required), complying with Section 34-268 of the Town’s Zoning Code. As it pertains to the preceding elements of the code, the applicant meets those requirements of the Zoning Code.

REQUEST:

The Applicant is seeking to construct a new 2,957-square foot under roof residence (Total Square Footage). The total under air is 2,276 square feet and the garage is 448 square feet.

Location Map**STAFF ANALYSIS:****Appearance Review Criteria**

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

The applicant describes the architectural style as Modern (Early to mid-20th century).

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

The area of the lot is +/-5,625 sq. ft., the lot coverage is proposed as +/- 1,967 sq. ft. or 34.97%, which complies with the Town's Zoning Code requirement for lot coverage per Section 34-268. The proposed home is a two-story structure and is +/- 27 feet in height (from average grade to the top of the roof).

The backup materials provided, specifically in the narrative by the J.Scott Baruch & Associates – Architect(s) for the property, indicate how the applicant has provided a review of the residential structures in the context of the property (please see back-up documentation). Using data from the Property Appraiser's Office, staff has created the following table summary for the Board's review:

<i>Address</i>	<i>Year Built</i>	<i>Lot Total Square Feet</i>	<i>Lot Size to Total Square Feet Ratio</i>	<i>Total Square Feet</i>	<i>Square Feet Under Air</i>	<i>Story</i>
13854 Cocoanut Avenue	1984	10,018 SF .23 Acres	24.5	2,449	1,551	1
1675 Park Street	1989	10,454 SF .24 Acres	23.7	2,478	1,655	1
13839 Cocoanut Avenue	2003	10,454 SF .24 Acres	28.4	2,966	2,247	2
13825 Cocoanut Avenue	2003	10,890 SF .25 Acres	28.2	3,074	2,448	2
1676 Park Street	1983	11,325 SF .26 Acres	31.6	3,584	2,189	1
13797 Cocoanut Avenue	2013	11,325 SF .26 acres	31.7	3,585	1,621	2
Vacant and Unaddressed	NA	6,969 SF .16 acres	42.4	2,957	2,276	2
13757 Cocoanut Avenue	1983	11,325 SF .26 acres	25.7	2,916	2,148	1
13790 Cocoanut Avenue	1977	10,890 SF .25 Acres	22.7	2,475	1,470	1
13782 Cocoanut Avenue	1984	7,840 SF .18 Acres	13.2	1,036	1,036	1
13768 Cocoanut Avenue	1984	7,405 SF .17 Acres	41.2	3,052	1,836	2
13867 Cocoanut Avenue	1984	17,859 SF .41 Acres	15.4	2,754	1,875	1
13868 Cocoanut Avenue	1984	11,761 SF .27 Acres	20.9	2,458	1,499	1

1679 Park Street	2001	8,712 SF .20 Acres	34.4	2,998	2,038	1
1678 Park Street	1972	8,712 SF .20 Acres	20.4	1,782	1,782	1
13805 Oleander Avenue	2011	7,840 SF .18 Acres	30.8	2,414	1,422	1
13883 Oleander Avenue	1987	8,712 SF .20 Acres	26.0	2,268	1,925	1
13767 Oleander Avenue	1968	7,840 SF .18 Acres	29.2	2,292	1,550	1
13779 Oleander Avenue	1977	7,840 SF .18 Acres	23.8	1,864	1,624	1
13791 Oleander Avenue	1970	7,840 SF .18 Acres	26.8	2,100	1,852	1
Average		9,950 SF	26.2	2,555	1,777	79%

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

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

Study Area Summary Statistics: FAR Range is 0.13 to 0.412. FAR Average = 0.26

TOTAL Sq. Ft. Range = 1,036 to 3,585 square feet. TOTAL Square Foot Average = 2,555 square feet

Staff's response: According to the table above, the proposed two-story home would result in a new home inside the range of the total square footage for the study area. The proposed square footage (2,957 Square Feet) would be 628 square feet smaller than the largest existing home in the study area, which is 3,585 square feet located at 13797 Cocoanut Avenue (Adjacent to the north of the subject property). The proposed home is 402 square feet larger than the average square footage of the homes in the study area. The proposed home is 42.4% FAR, which is the largest in the area by 1.2% FAR. This is because the lot is smaller (.16 acres), than the average lot, which is .23 acres. The second largest by FAR is at 13768 Cocoanut, which is 41.2% FAR.

3. Elevator and stairwell shafts and other modern operations and features of a building shall be either completely concealed or shall incorporate the elements of the architectural style of the structure; rooftop equipment and elevator and mechanical penthouse protrusions shall be concealed; and parking garages and other accessory structures shall be designed with architectural features and treatments so that they are well proportioned and balanced and in keeping with the architectural style of the principal structure;

Staff's response: All modern operations and features of the building are completely concealed. There are no roof top equipment, elevator or mechanical penthouse protrusions being proposed.

4. Shall have all on-site structures and accessory features (such as, but not limited to, light fixtures, benches, litter containers, including recycling bins, traffic and other signs, letter boxes, and bike racks) compatible in design, materials, and color;

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

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

Staff's response: The review of design for buildings over 40 feet is not applicable as the height of the building is under 40 ft. (proposed height is 26' 4").

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

Staff's response: All mechanical equipment shall be screened from view, as required by code.

Harmony

Harmony means a quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning landscaping, materials and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression.

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

Staff's response: Please note that 79% of the current homes in the study area are one-story structures. The homes in the study area adjacent to the north is a two-story home. The nearest one-story home is located at 13757 Cocoanut and is across the street. (please refer to the pictures of surrounding properties in the applicant's narrative).

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

Staff's response: As mentioned, the total gross square footage for the other structures in the study area ranges between 1,036 to 3,585 square feet with the average size being 2,555 square feet. The proposed structure is 2,957 total gross square feet. Therefore, the mass of the proposed single-family home is inside the range of existing structure sizes.

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

Staff's response: The proposed structure is on a 6,969 square foot lot and is a total building area of 2,957 gross square feet. The Floor Area Ratio of the total gross area of the building to the lot size is 42.4%, which is above the maximum FAR in the study area (41.2%) and the average FAR in the study area is 26.2%.

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

Staff's response: Based upon the submitted plans, staff analyzed the front (street facing) façade with the proposed windows, doors and garages. The feature of the front facade appears to be in proportion with the height and width of the facade.

Height. The height limitations for RS-5 is two-stories and 30 feet.

Staff's response: The proposed two-story building is 26' 4" in height. This is below the maximum code allows. 79% of the study area are one-story buildings. The nearest two-story home is located next door at 13797 Cocoanut Avenue.

Orientation. Where the building is located on the site and the presence of privacy features.

Staff's response: The applicant has designed a residence with a minimum 25-foot front setback. The side setbacks are 7.5 feet on each side for a total minimum of 15 feet. The rear setback is 59.8'. Therefore, the single-family residence is not utilizing the maximum setbacks on all sides and have not maximized the available footprint allowed by code.

Site Planning. The provision of open space.

Staff's response: The applicant is providing 5,446 square feet of open space, or 78%. Although 42% of that area is wetland, it will be area that is considered open space by code.

Landscaping. The provision of landscaping.

Staff's response: Single-Family homes are exempt from the Town's Landscape Requirements as indicated in Section 34-1080. The applicant does not provide details on the provision of landscaping.

Materials and Architectural components.

Staff's response: The review of materials and architectural styles provided for your review.

Staff concludes that in consideration of the Residential Single-Family (RS-5) zoning district all Building Site Area Regulations have been satisfied.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Board (acting as the Appearance Review Board) review the information that has been provided, and consider approval or denial, or approval with modifications, considering the proposed new two-story single-family home at 2,957 square feet in size, to be located in New Palm Beach Heights.

ATTACHMENTS:

Bates Appearance Review Application and Backup Material



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

For Official Use Only
Date Stamp

Item #3.

Appearance Review Application

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

Date: April 11, 2026

Project Address: Not Assigned

Property Control Number: 28-43-41-28-10-015-0030 Zoning District: RS-5 Single Family

Description of Request: (please provide a brief, comprehensive and summarized description of the proposed project below). _____

Appearance review for construction of a new 2-story, single-family residence consisting of 3 bedrooms,
2.5 bathrooms, and 2,276 SF under air.

Design Professional Name: Cory S. Cross Architect License #: AR0011264

Phone Number: (561) 281-0960 E-mail: coryscross@bellsouth.net

Construction Company Name: North Palm Builders LLC - Matt Schmitt

Phone Number: (561) 714-2691 E-mail: matt@northpalmbuilders.com

Property Owner's Name: Michael Bates

Owner's Address (if different from project address): 8232 Garden Catalina Cir Apt 1626, Lake Worth, FL 33467

Phone Number: (561) 317-5796 E-mail: mbates827@gmail.com

Applicant/Owner signature:  Date: April 11, 2026

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

April 11, 2026

Town of Juno Beach
Planning & Zoning Board
340 Ocean Drive
Juno Beach, FL 33408

Appearance Review Criteria Narrative – New Single-Family Residence

Parcel ID: 28-43-41-28-10-015-0030

Zoning District: RS-5

Subdivision: New Palm Beach Heights

Dear Members of the Planning and Zoning Board,

This narrative is submitted in support of the Appearance Review Application for a new single-family residence at Parcel ID 28-43-41-28-10-015-0030 in the RS-5 zoning district of New Palm Beach Heights. The proposed residence has been designed in accordance with Section 34-116 of the Town of Juno Beach Code of Ordinances. The home was designed by Architect Cory S. Cross and reflects a Florida Coastal Modern style that is consistent with the character of the neighborhood and Juno Beach.

The design responds directly to the physical constraints of the site, including a narrow lot width and a significant wetland preserve area at the rear, while maintaining compatibility with the scale and massing of nearby homes on Cocoanut Avenue.

Criterion 1 & 2: Harmony with the Area Section

The proposed residence is designed to be consistent with the surrounding neighborhood and to maintain harmony with nearby homes within the RS-5 zoning district. The design reflects careful consideration of scale, massing, building height, and overall proportion, all of which are in line with the established character of Cocoanut Avenue. As part of this evaluation, an attachment has been included with photographs of all homes within a 300-foot radius of the subject property, demonstrating the existing neighborhood context.

The lot is approximately 50 feet wide and 150 feet deep, with a total area of 6,924 square feet. A designated wetland preserve occupies a significant portion of the rear yard, which substantially reduces the buildable area. As a result, the home is positioned approximately 60 feet from the rear property line, well beyond the required setback.

Due to these constraints, the proposed footprint is 1,478 square feet (approximately 22% lot coverage), which is comfortably below the 35% maximum allowed. The total building height is 26.34 feet, also within the permitted limit.

Two nearby homes at 13839 and 13825 Cocoanut Avenue have similar lot dimensions and are subject to the same site constraints. The proposed home is consistent with these properties in scale, massing, and overall two-story configuration. The front elevation presents a balanced composition of windows and rooflines that aligns with the existing streetscape.

Overall, the design does not dominate the surrounding homes and instead contributes to a cohesive and compatible residential character along Cocoanut Avenue.

Criterion 3: Concealment of Mechanical Elements

The proposed residence is a single-family home. No elevator, exterior shafts or rooftop equipment is included in the proposed design. All building elements are fully integrated within the structure.

The metal roof profile across all four elevations is clean and unencumbered. All building systems are contained within the building envelope or located at grade. No accessory structures are proposed.

Criterion 4: Compatibility of Design Elements

The home uses a consistent palette of smooth stucco, a standing seam metal roof, and large impact windows. Accent elements, including horizontal banding and a skylight, are incorporated in a way that complements the overall design without disrupting the building form. Exterior colors and materials will reflect a light coastal palette consistent with the surrounding neighborhood.

Criterion 5: Horizontal Proportionality for Structures Over 40 Feet in Height

The proposed height of 26.34 feet as measured from average grade is well below both the 30-foot maximum permitted in the RS-5 zoning district and the 40-foot threshold at which this criterion becomes applicable.

Criterion 6: Mechanical Equipment Location and Noise Mitigation

All mechanical equipment will be located on the side of the residence and out of view from adjacent properties and the public right-of-way. Equipment placement has been selected to minimize visual impact and to reduce any noise transmission to neighboring properties. This is consistent with the standard practice of adjacent homeowners on Cocoanut Avenue and with the Town's requirements for residential mechanical systems.

Criterion 7: Compliance with the Town's Community Appearance Standards

The proposed residence complies with the Town's community appearance standards and is consistent with the established character of the neighborhood. The design respects setbacks, scale, and material context, and will be a compatible addition to Cocoanut Avenue.

Site & Elevation Data Summary

Parameter	Value
Lot Width (approx.)	±50 ft
Lot Depth	150 ft
Total Lot Area	6,924 SF (0.16 acres)
Zoning District	RS-5
Max. Allowable Lot Coverage	35%
Proposed Lot Coverage	1,478 SF (22%)
Open Space (Proposed)	5,446 SF (78%)
Min. Front Setback Required / Proposed	25 ft / 25 ft
Min. Side Setback Required / Proposed	7.5 ft / 7.6 ft
Min. Rear Setback Required / Proposed	12 ft / 59.8 ft*
Max. Building Height Permitted	30 ft
Proposed Building Height	26.34 ft
Finished Floor Elevation (FFE / Top of Slab)	8.00 ft NAVD
Existing Adjacent Grade (approx.)	±6.25 ft NAVD
FEMA Flood Zone	Zone X / AE (EL 4.00)
Total Air-Conditioned Area (1st + 2nd Floor)	2,276 SF (886 SF + 1,390 SF)
Garage Area	448 SF
Total Under-Roof Floor Area	2,957 SF
Construction Type / Occupancy	Type VB / R-3 Single Family

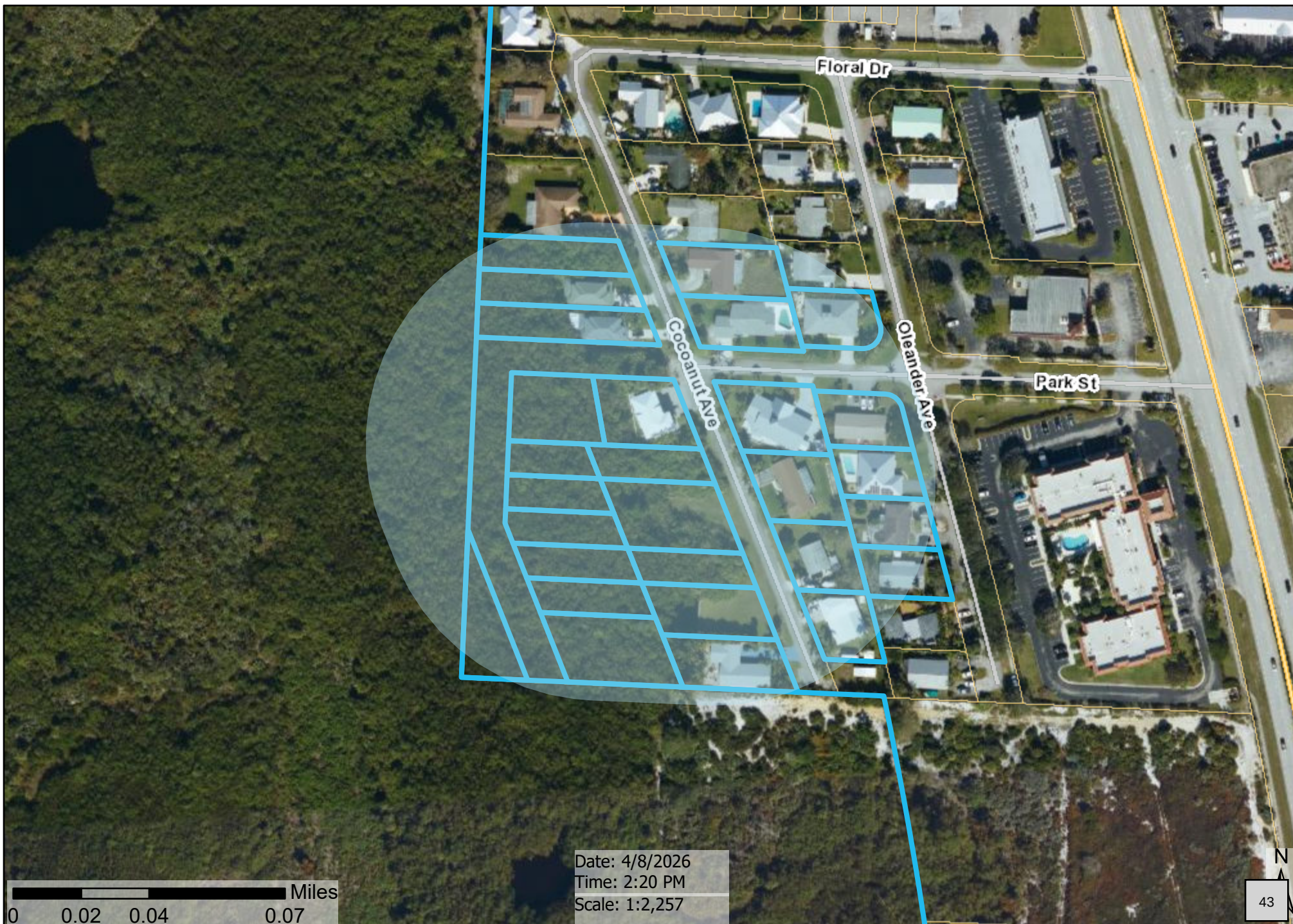
* Rear setback significantly exceeds minimum due to wetland / preserve area at rear of property.

I request the Board's approval of the proposed new single-family residence at Parcel 28-43-41-28-10-015-0030 and look forward to completing a project that reflects the quality and character of the Juno Beach community. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Michael Bates, Property Owner
Parcel ID: 28-43-41-28-10-015-0030
New Palm Beach Heights
Juno Beach, FL 33408



Appearance Review for Parcel 28-43-41-28-10-015-0030



Figure 1 – 13797 Coconut Ave



Figure 2 – Parcel ID: 28-43-41-28-10-015-0030 (Subject Property)



Figure 3 – Parcel ID: 28-43-41-28-10-015-0040



Figure 4 – Parcel ID: 28-43-41-28-10-015-0060



Figure 5 – Parcel ID: 28-43-41-28-10-015-0070



Figure 6 – 13757 Coconut Ave



Figure 7 – 13768 Cocoanut Ave



Figure 8 – 13782 Cocoanut Ave



Figure 9 – 13790 Cocoanut Ave



Figure 10 – 13854 Cocoanut Ave



Figure 11 – 13868 Coconut Ave



Figure 12 – Parcel ID: 28-43-41-28-10-016-0050



Figure 13 – 13839 Cocoanut Ave



Figure 14 – 13825 Cocoanut Ave



Figure 15 – 1676 Park St



Figure 16 – 1678 Park St



Figure 17 – 13805 Oleander Ave



Figure 18 – 555 13791 Oleander Ave



Figure 19 – 13779 Oleander Ave



Figure 20 – 13857 Oleander Ave



Figure 21 – 1679 Park St



Figure 22 – 1675 Park St



20 15 10 5 0 20 40

GRAPHIC SCALE IN FEET

1" = 20'

● FOUND 5/8" IRON ROD

○ SET 5/8" IRON ROD/CAP "LB 8130"

○ WPP WOOD POWER POLE

○ CPP CONC. POWER POLE

⊕ CENTERLINE

⊕ P.C. POINT OF CURVATURE

⊕ P.R.C. POINT OF REVERSE CURVATURE

⊕ COV. COVERED

⊕ CONC. CONCRETE

⊕ ELEV. ELEVATION

⊕ F.F. FINISH FLOOR

⊕ WV WATER VALVE

⊕ WM WATER METER

⊕ FH FIRE HYDRANT

⊕ BFP BACK FLOW PREVENTOR

⊕ SV SANITARY VALVE

⊕ SHH SANITARY HANDHOLE

⊕ OHW OVERHEAD WIRE

⊕ CBS CONCRETE BLOCK STRUCTURE

⊕ SSCO SANITARY SEWER CLEAN-OUT

⊕ ATT ATT TELEPHONE

⊕ CTV CABLE TELEVISION

⊕ CHB CHORD BEARING

⊕ CHD CHORD DISTANCE

⊕ R RADIUS

⊕ L ARC LENGTH

⊕ D INTERIOR ANGLE

⊕ POC POINT OF COMMENCEMENT

⊕ POB POINT OF BEGINNING

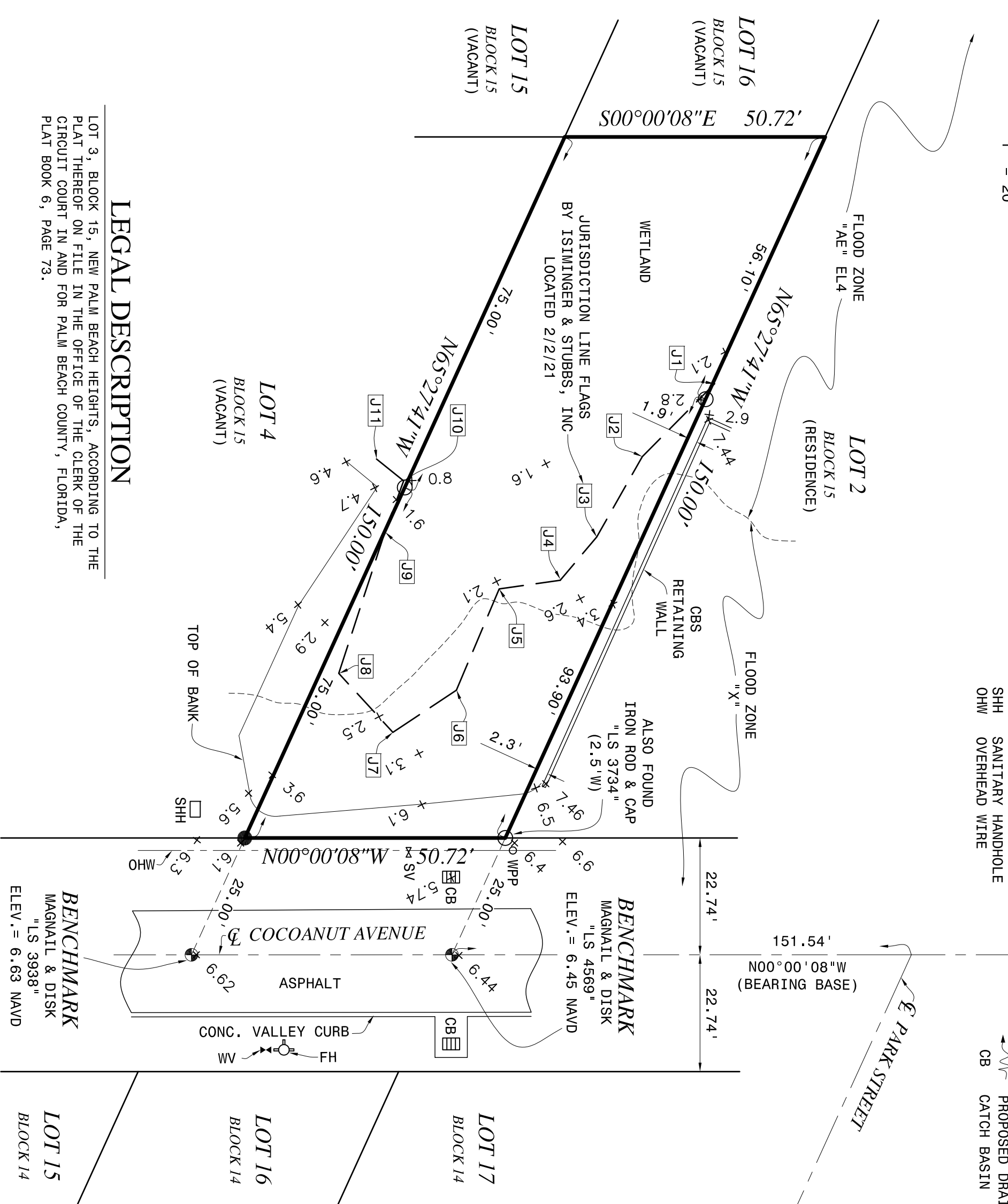
⊕ WIRE FENCE

⊕ METAL RAIL FENCE

⊕ EXISTING ELEVATION

⊕ PROPOSED DRAINAGE

⊕ CB CATCH BASIN



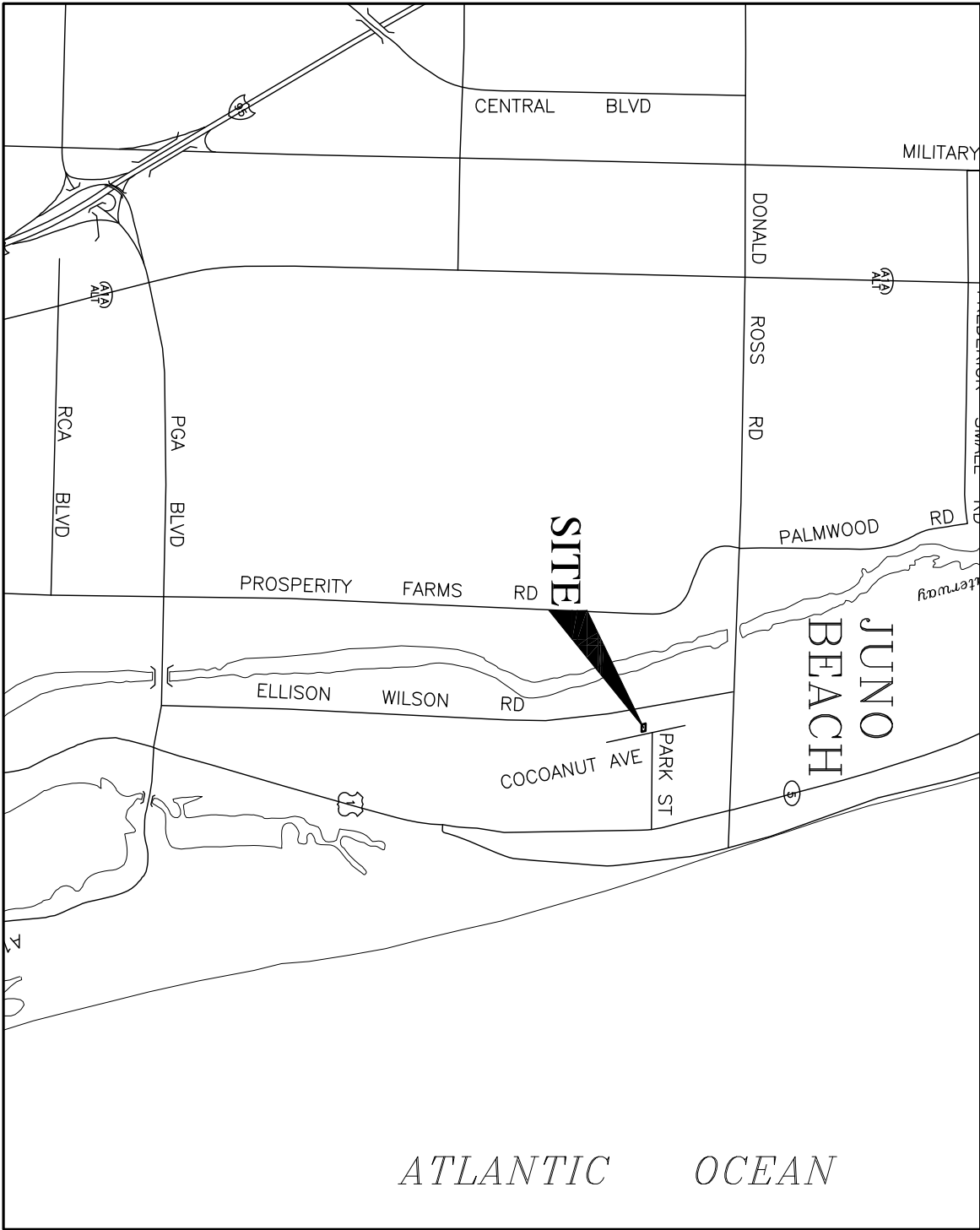
LEGAL DESCRIPTION

LOT 3, BLOCK 15, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, PLAT BOOK 6, PAGE 73.

ROBERT SUNSTONE

I HEREBY CERTIFY TO EACH OF THE ABOVE THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYOR AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, F.A.C., PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

MARCH 9, 2021
DATE OF FIELD SURVEY
GREGORY T. TUCKER
LEGACY SURVEYING & MAPPING, INC.
FLORIDA LAND SURVEYOR NO. 6147
THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL OR DIGITAL SIGNATURE.



SURVEYOR'S NOTES:

- 1) UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUB-SURFACE UTILITIES OR STRUCTURES MAY EXIST.
- 2) PROPERTY CONTAINS 6,920 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.
- 3) NO TITLE POLICY OR COMMITMENT AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. DEEDS AND EASEMENTS, RECORDED OR UNRECORDED, WHICH COULD AFFECT THIS BOUNDARY SURVEY MAY EXIST.
- 4) NO RESPONSIBILITY IS ASSUMED BY THIS SURVEY FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN HEREON.
- 5) ADDRESS: COCOANUT AVENUE JUNO BEACH, FL 33408
- 6) PARCEL CONTROL NO.: 32-43-41-28-10-015-0030

DRAWING REVISIONS:
(INTER-OFFICE USE ONLY)

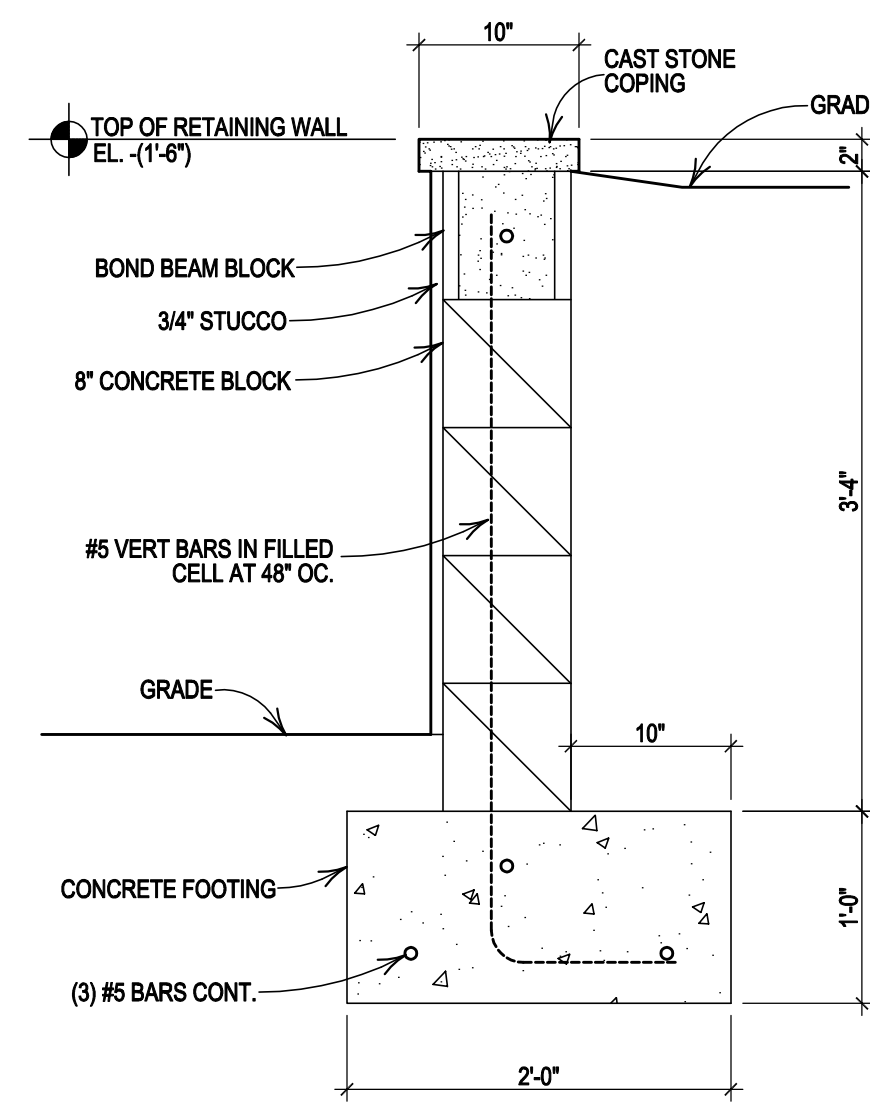
TYPE OF SURVEY: BOUNDARY TOPOGRAPHIC
ELEVATION DATUM: NAVD 88
FLOOD ZONE: "X" & "AE" EL4 12099C0193F 10/05/2017
BASIS OF BEARING: ⊕ COCOANUT AVE. BEING N00°00'08"W

Legacy

Surveying and Mapping, Inc.

1172 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-9424
BUSINESS LICENSE: LB# 8130
office@legacypsm.com

SCALE: 1" = 20'
DRAWN BY: R.M.
PROJECT: NEW PALM BEACH HEIGHTS
DAILEY: N/A
DRAWING NO.: 21-016
JOB NO.: 21-016



RETAINING WALL 1
A1

PRESERVATIVE PRESSURE TREATED WOOD (PPT)
ALKALINE COPPER QUAT (ACQ TYPES B & D) AND COPPER AZOLE (CBA-A & CA-B) PRESERVATIVE TREATED WOOD MAY BE USED IF METALS THAT ARE IN CONTACT WITH IT ARE PROTECTED FROM CORROSION.
GALVANIZED FASTENERS: USE HOT-DIPPED G-185 FASTENERS.
ELECTROGALVANIZED FASTENERS: CLASS RATING 40 OR GREATER.
COATED FASTENERS: VERIFY WITH MANUFACTURER THAT COATING IS ACQ & CBA COMPATIBLE.
HURRICANE ANCHORS & CONNECTORS IN CONTACT WITH PPT WOOD SHALL BE SIMPSON ZMAX COATED OR EQUAL.
METAL WINDOWS & DOORS: PAINT WOOD WITH TWO COATS OF BITUMINOUS PAINT ON SIDES THAT ABUT FRAME.
BORATE TREATED WOOD NEEDS NO SPECIAL FASTENERS OR PROTECTION.

NOTES

- 1) ALL WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE AND TOWN OF JUNO BEACH AMENDMENTS.
- 2) ALL FIXTURES, COLORS, FINISHES, ETC. SHALL BE SELECTED BY THE OWNER.
- 3) ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESERVATIVE PRESSURE TREATED (PPT), OR SEPARATED WITH BUILDING PAPER OR BITUMINOUS PAINT, WINDOWS, AND GLAZED AREAS.
- 4) CONTRACTOR SHALL VERIFY ROUGH OPENINGS FOR DOORS, WINDOWS, AND GLAZED AREAS.
- 5) USE MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS.
- 6) ALL ELECTRICAL WORK SHALL COMPLY WITH 2020 NATIONAL ELECTRIC CODE.

CONSTRUCTION CLASSIFICATION
TYPE VB

USE & OCCUPANCY
USE: SINGLE FAMILY RESIDENCE
OCCUPANCY: R-3

GRADE ELEVATIONS (NAVD 88)

EXISTING
EL. 4.70' X
PROPOSED
EL. 6.28' X

SITE DATA

SITE AREA - 0.16 ACRES (6924 SF)
ZONING DISTRICT - RS-5
BUILDING COVERAGE = 1478 SF
OPEN SPACE = 5446 SF (78%)

ZONING REQUIREMENTS

	REQUIRED	PROPOSED
MIN. FRONT SETBACK	25'	25'
MIN. REAR SETBACK	12'	59.8'
MIN. SIDE SETBACK	7.5'	7.6'
MAX. HEIGHT	30'	26.34'
MAX. COVERAGE	35%	1478 SF (22%)
MIN. LANDSCAPE AREA	25%	4486 SF (64%)
MIN. PARKING SPACES	2	2

FLOOR AREA

FIRST FLOOR AC 886 SF
SECOND AC 1390 SF
TOTAL AC AREA 2276 SF
GARAGE 448 SF
TOTAL ENCLOSED AREA 2724 SF

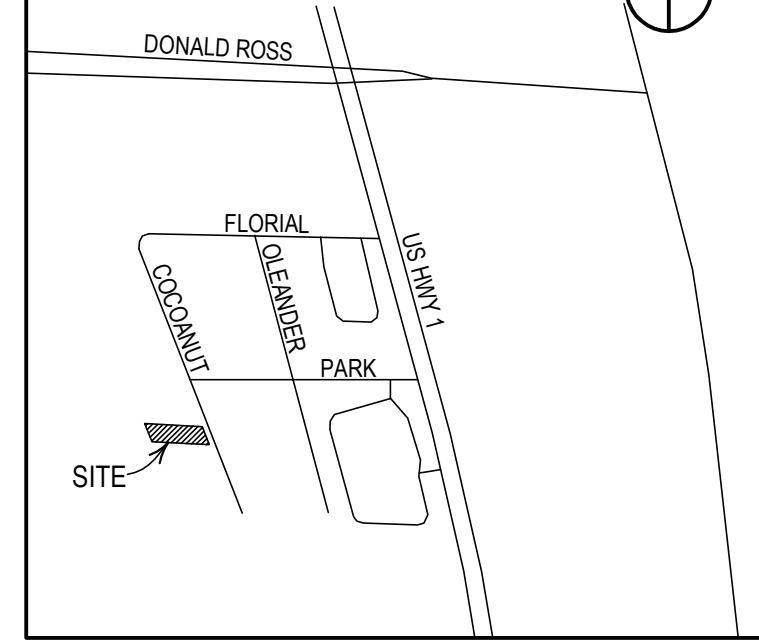
ENTRY 13 SF
LANAI 88 SF
COVERED PATIO 44 SF
COVERED BALCONY 88 SF
TOTAL OPEN AREA UNDER ROOF 233 SF
TOTAL UNDER ROOF FLOOR AREA 2957 SF

FLOOD ZONE
FEMA FLOOD ZONE X AND AE (EL. 4.00)

RADON MITIGATION

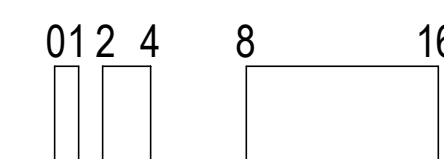
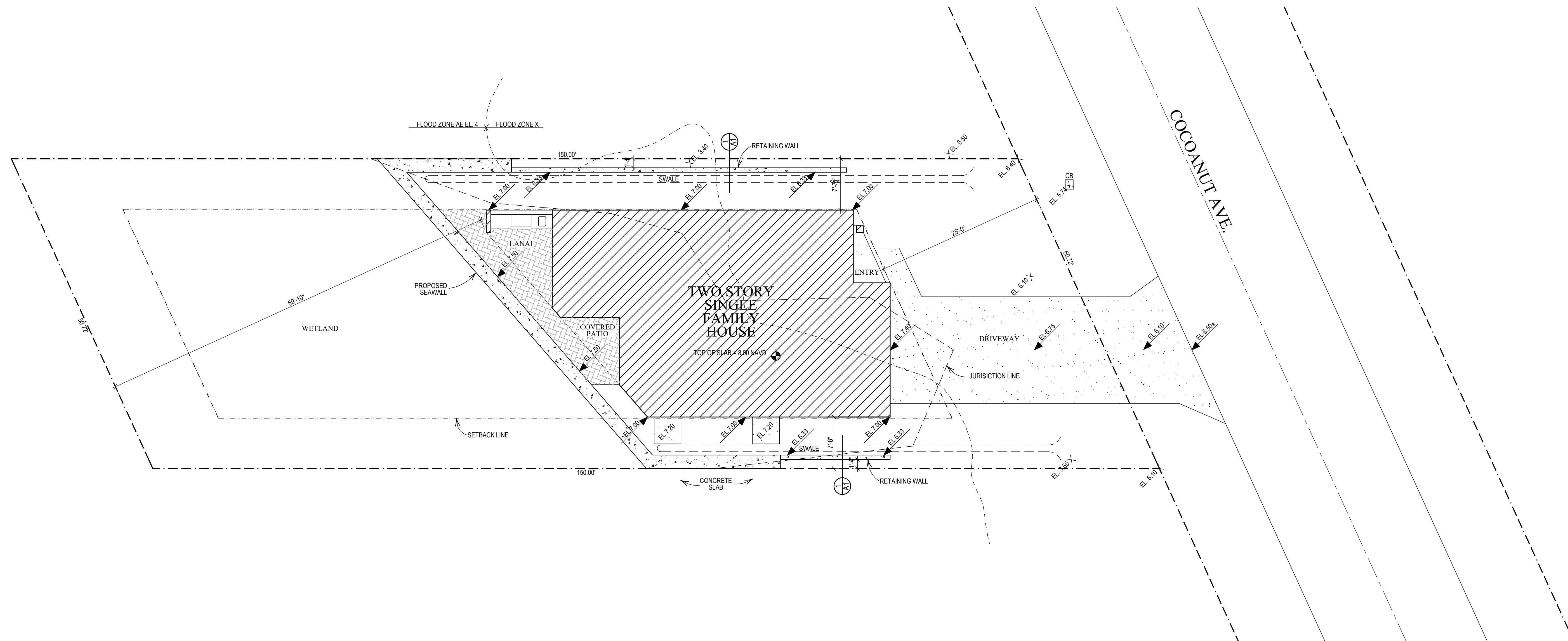
FIRST FLOOR SLAB SHALL BE INSTALLED IN COMPLIANCE WITH ALL REQUIREMENTS OF FBC RESIDENTIAL CHAPTER F3, INCLUDING F302 SUBSOIL AND SOIL COVER MEMBRANES, AND F303 FLOOR SLAB-ON-GRADE BUILDINGS

LOCATION MAP



SHEET INDEX

A1 SITE PLAN
A2 FLOOR PLANS
A3 ELEVATIONS
A4 SECTIONS
A5 SECTIONS
A6 SECTIONS
A7 DETAILS
S1 FOUNDATION PLAN
S2 FLOOR FRAMING PLAN
S3 ROOF FRAMING PLAN
P1 PLUMBING PLANS
E1 ELECTRICAL PLANS



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

REVISIONS

DRAWN CC
CHECKED CSC
DATED 4/13/26
PROJECT 25009
SHEET

A1

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561.281.0960

PROPOSED HOUSE FOR
MR. MICHAEL BATES
COCOANUT AVE.
JUNO BEACH, FL 33408

WALL TYPES				
USE CEMENT BOARD ON WET SIDE OF SHOWER AND TUB WALLS.				
SYMBOL	STRUCTURE	EXTERIOR FINISH	INTERIOR FINISH	INSULATION
	8" CONCRETE BLOCK	3/4" STUCCO	3/8" STUCCO SKIM COAT IN GARAGE	NONE
	8" CONCRETE BLOCK	3/4" STUCCO	1/2" DRYWALL ON 1X2 PPT FURRING	R-4.1
	8" CONCRETE BLOCK	3/4" STUCCO	1/2" DRYWALL ON 1X2 PPT FURRING	NONE
	2X4 STUDS AT 16" OC.	1/2" DRYWALL	1/2" DRYWALL	NONE
	2X6 STUDS AT 16" OC.	1/2" DRYWALL	1/2" DRYWALL	NONE
	2X4 STUDS AT 16" OC.	1/2" DRYWALL	1/2" DRYWALL	R-11
	2X6 STUDS AT 16" OC.	1/2" DRYWALL	1/2" DRYWALL	2" SOUND BATT

WIND PRESSURES MINIMUM REQUIRED

WINDOWS	+45 PSF	-60 PSF
SINGLE DOORS	+45 PSF	-60 PSF
FRENCH DOORS	+45 PSF	-60 PSF
SLIDING GLASS DOORS	+45 PSF	-60 PSF
OVERHEAD DOORS	+38 PSF	-42 PSF

INSULATION SEE SECTIONS FOR PLACEMENT

EXTERIOR BLOCK WALLS:	R-4.1
ROOF OVER AC SPACES:	R-20
FLOOR OVER NON AC SPACES:	R-11

PLUMBING

HOSE BIB	+HB
APPLIANCE WATER LINE	+WL
SHOWER HEAD WITH VALVE BELOW	△
SHOWER HEAD W/ HAND WAND WITH VALVE BELOW	△

WINDOW SCHEDULE VERIFY ROUGH-IN DIMENSIONS WITH MANUFACTURER

TAG	TYPE	SIZE	MATERIAL	EGRESS	NOTES
		WIDTH HEIGHT			
1	SINGLE HUNG	53-1/8" 76"	ALUM.	YES	
2	SINGLE HUNG	48" 76"	ALUM.	NOT REQ.	
3	SINGLE HUNG	40" 59-1/2"	ALUM.	NOT REQ.	
4	SINGLE HUNG	37" 76"	ALUM.	NOT REQ.	
5	SINGLE HUNG	32" 59-1/2"	ALUM.	NOT REQ.	
6	SINGLE HUNG	32" 50-5/8"	ALUM.	NOT REQ.	
7	SINGLE HUNG	26" 59-1/2"	ALUM.	NOT REQ.	
8	FIXED	19" 76"	ALUM.	NOT REQ.	
9	FIXED	80" 76"	ALUM.	NOT REQ.	
10	FIXED	48" 76"	ALUM.	NOT REQ.	
11	FIXED	26" 59-1/2"	ALUM.	NOT REQ.	
12	FIXED	64" 12"	ALUM.	NOT REQ.	TRANSOM
13	SINGLE HUNG	53-1/8" 59-1/2"	ALUM.	NOT REQ.	

SEE GLAZING SPECS BELOW

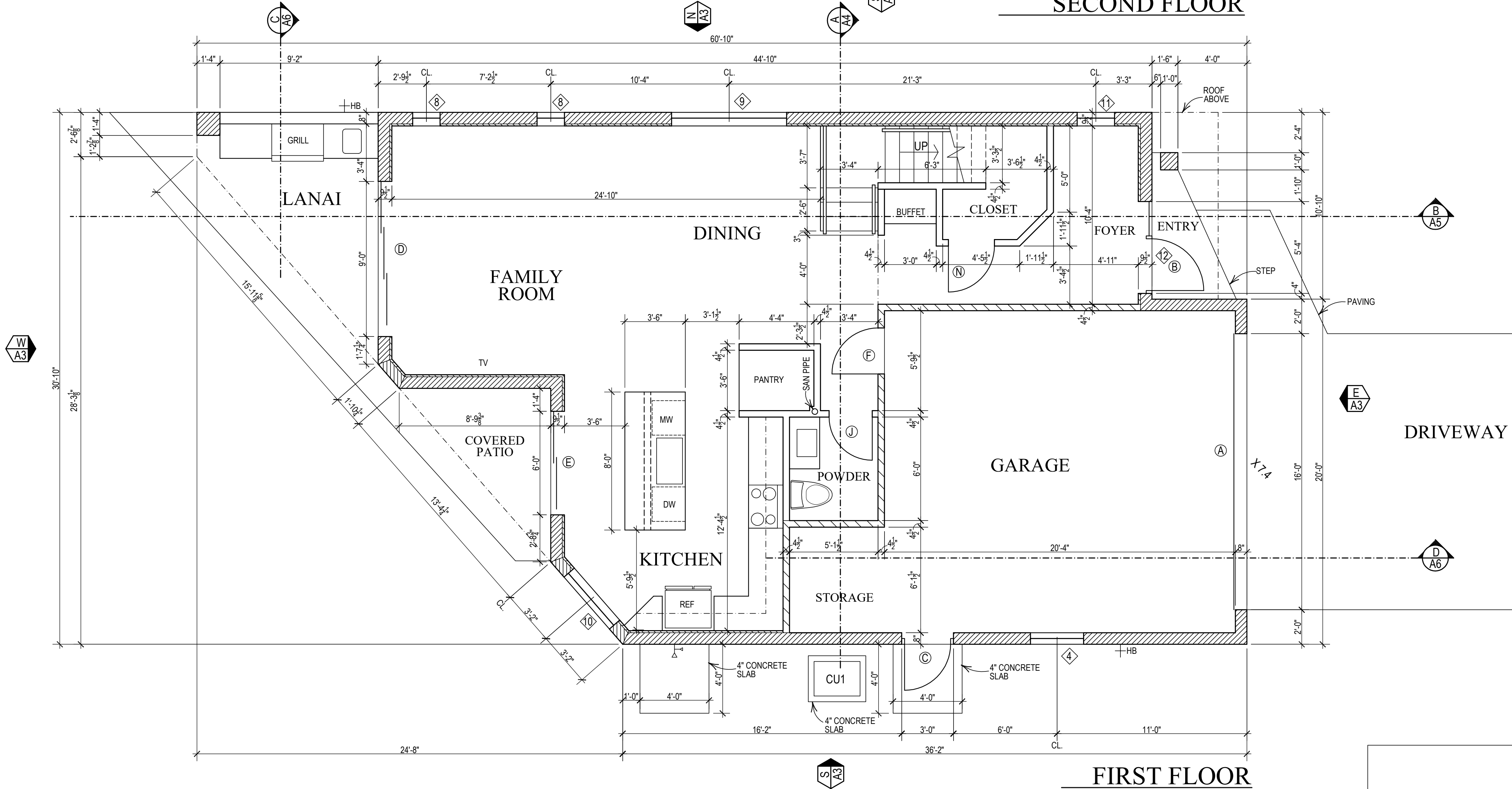
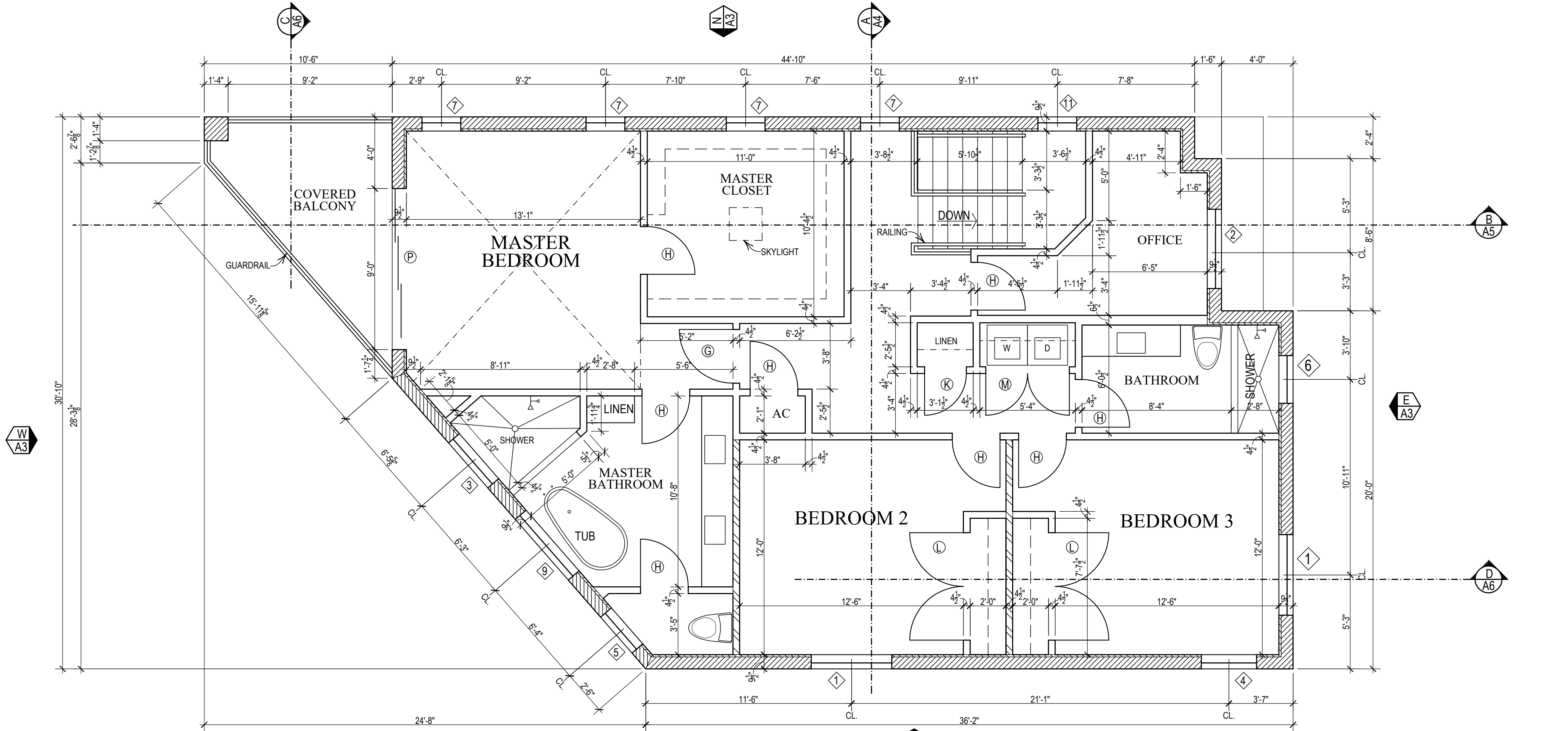
GLAZING

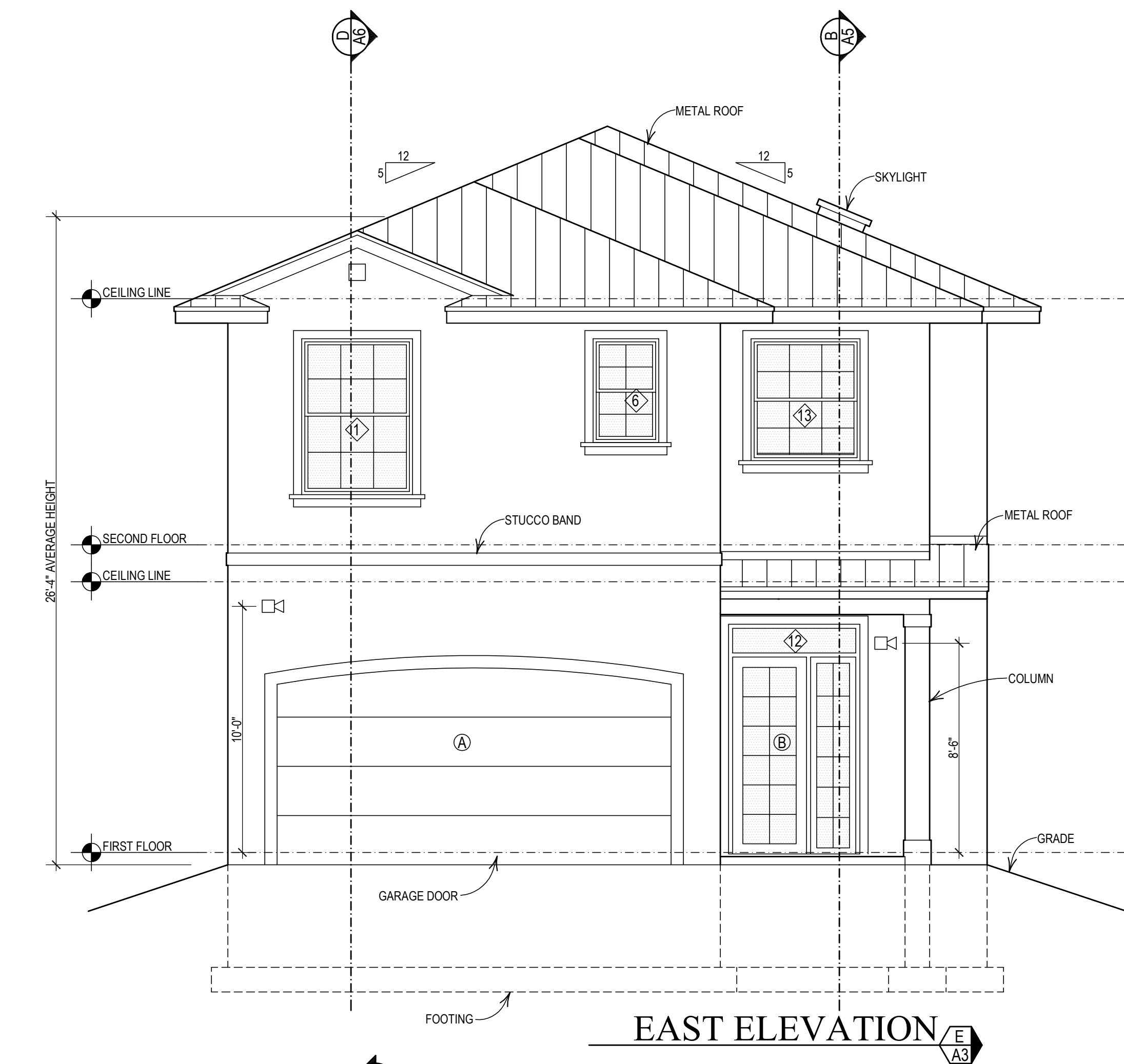
1. ALL GLAZING SHALL BE IMPACT RATED.
2. GLAZING IS SINGLE PANE TINTED
3. U FACTOR OF 1.07 OR LESS
4. SHGC OF 0.27 OR LESS

DOOR SCHEDULE

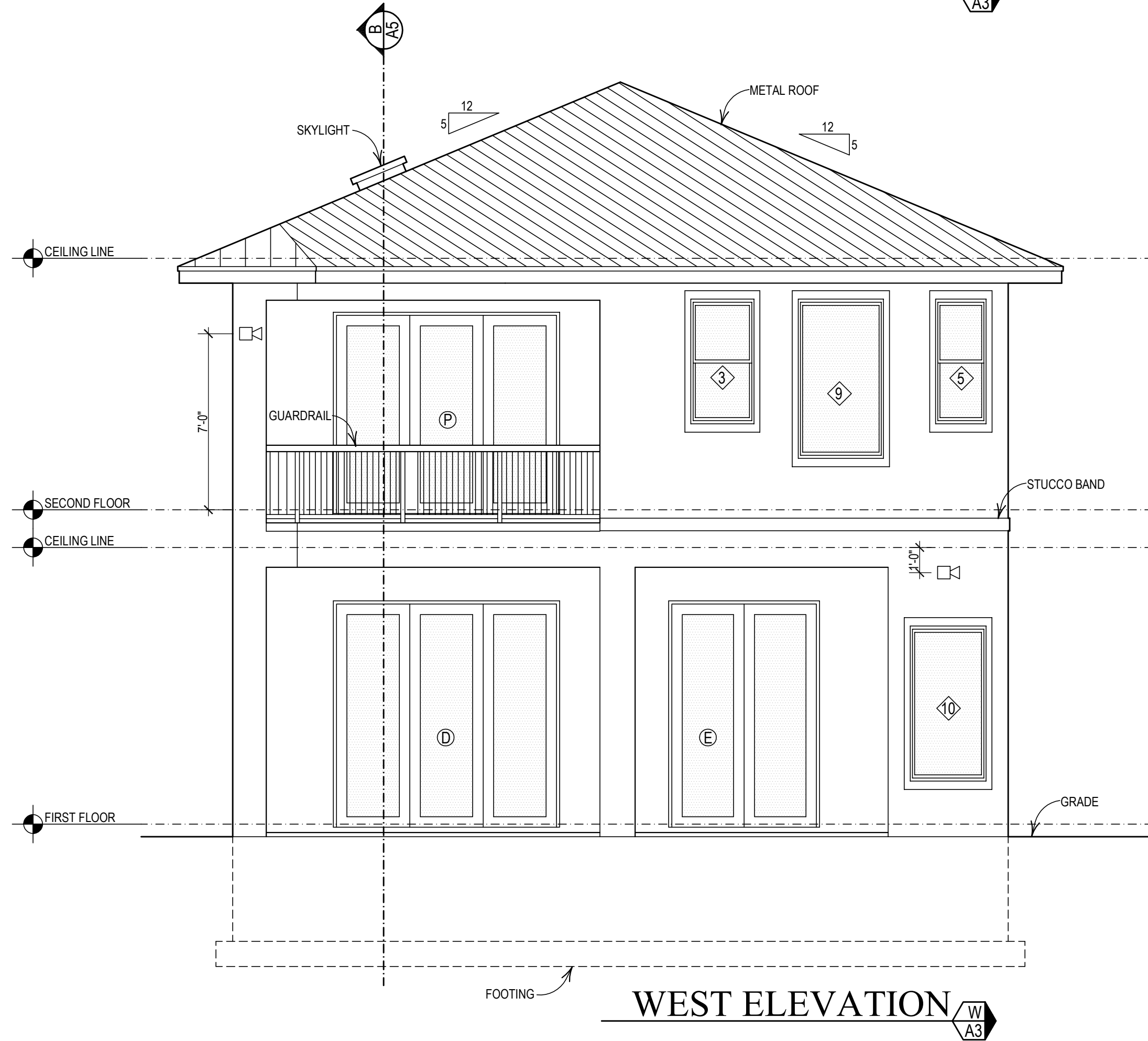
TAG	WIDTH	HEIGHT	MATERIAL	DESCRIPTION
A	16'-0"	8'-0"	METAL	OVERHEAD DOOR
B	3'-0"	8'-0"	FIBERGLASS	IMPACT RATED ENTRY DOOR AND 24" SIDELITE
C	2'-8"	8'-0"	FIBERGLASS	
D	(3) 3'-0"	9'-0"	ALUM.	IMPACT RATED SLIDING GLASS DOORS - 3 PANELS
E	(2) 3'-0"	9'-0"	ALUM.	IMPACT RATED SLIDING GLASS DOORS - 2 PANELS
F	2'-8"	8'-0"		SOLID WOOD 1-3/8" MIN. THICK OR HONEYCOMB CORE STEEL 1-3/8" MIN. THICK OR 20 MIN. RATED
G	3'-0"	8'-0"	WOOD	
H	2'-8"	8'-0"	WOOD	
J	2'-6"	8'-0"	WOOD	
K	2'-4"	8'-0"	WOOD	
L	(2) 3'-0"	8'-0"	WOOD	
M	(2) 2'-4"	8'-0"	WOOD	
N	2'-8"	6'-8"	WOOD	
P	(3) 3'-0"	8'-0"	ALUM.	IMPACT RATED SLIDING GLASS DOORS - 3 PANELS

SEE GLAZING SPECS ABOVE





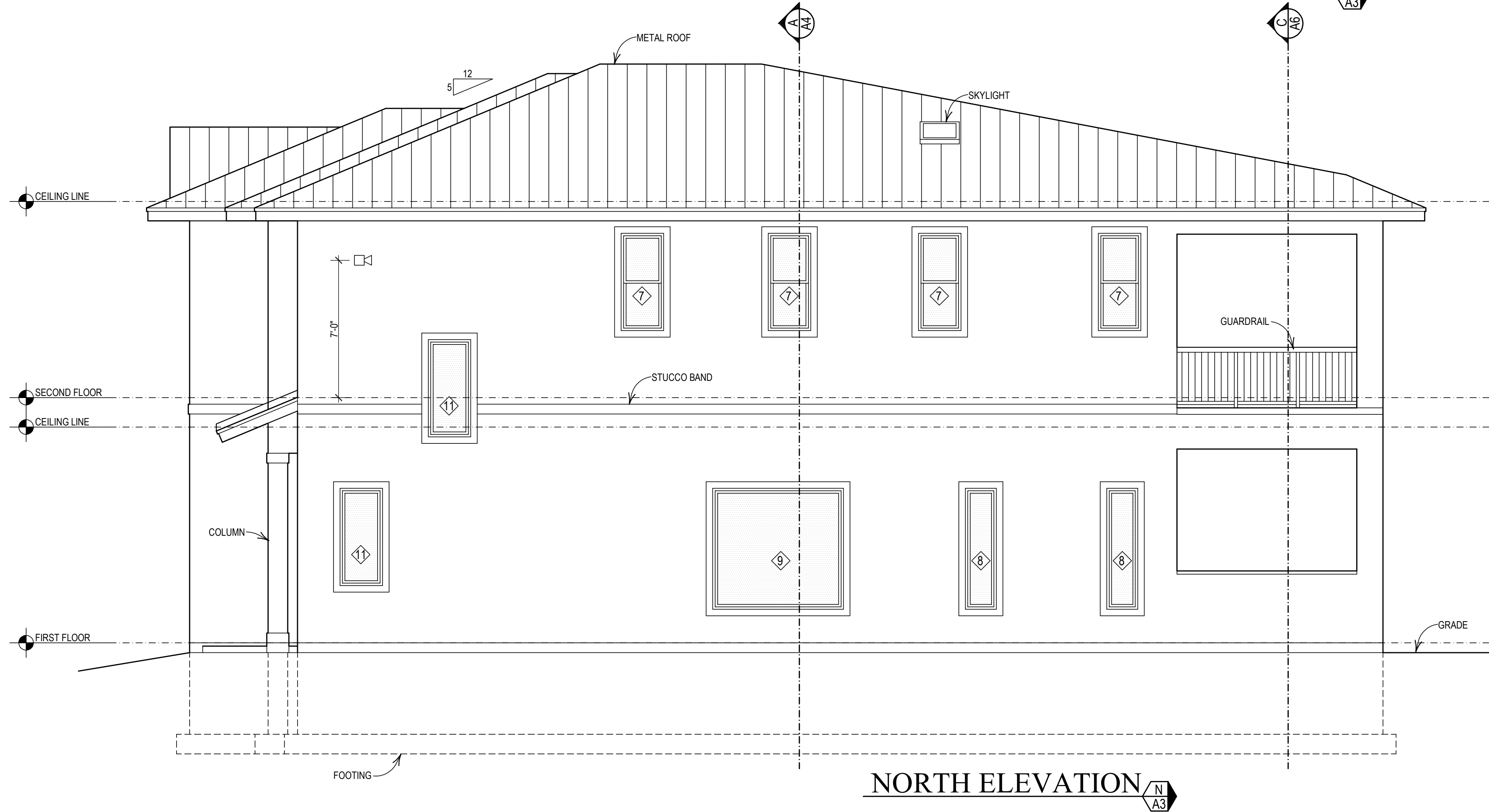
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SECURITY CAMERAS
WALL MOUNTED SECURITY CAMERA LOCATION



CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Chase S., North Palm Beach, FL 33410

A4



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EXCEPT FOR THE CONSTRUCTION OF THIS PARTICULAR PROJECT

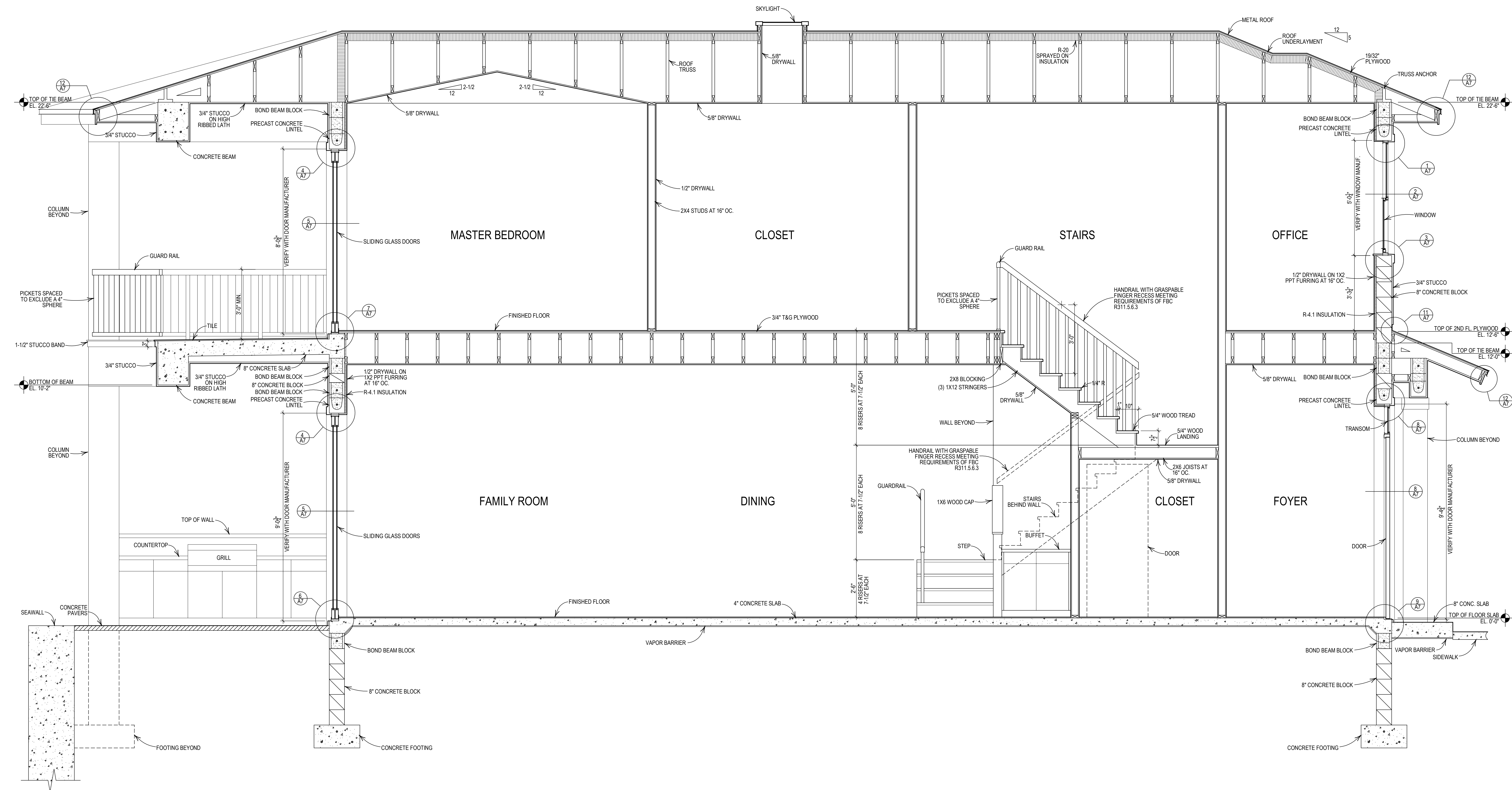
PROPOSED HOUSE FOR
MR. MICHAEL BATES
 COCOANUT AVE.
 JUNO BEACH, FL 33408

CORY S. CROSS
 ARCHITECT
 AR 11264
 2560 Pepperwood Circle S., North Palm Beach, FL 33410
 561-281-0960

REVISIONS

DRAWN CC
 CHECKED CSC
 DATED 4/13/26
 PROJECT 25009
 SHEET

A5

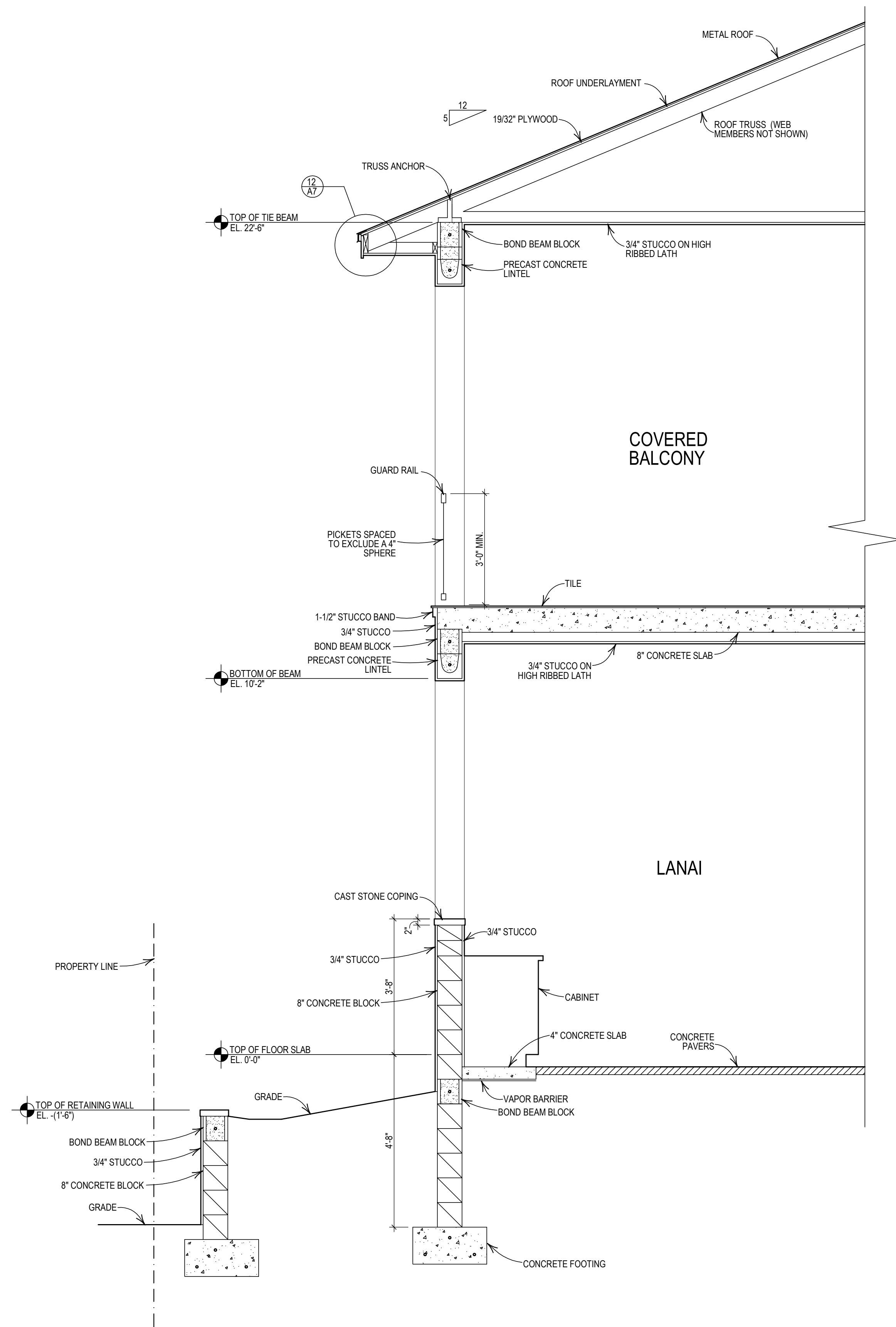


STAIRS SECTION

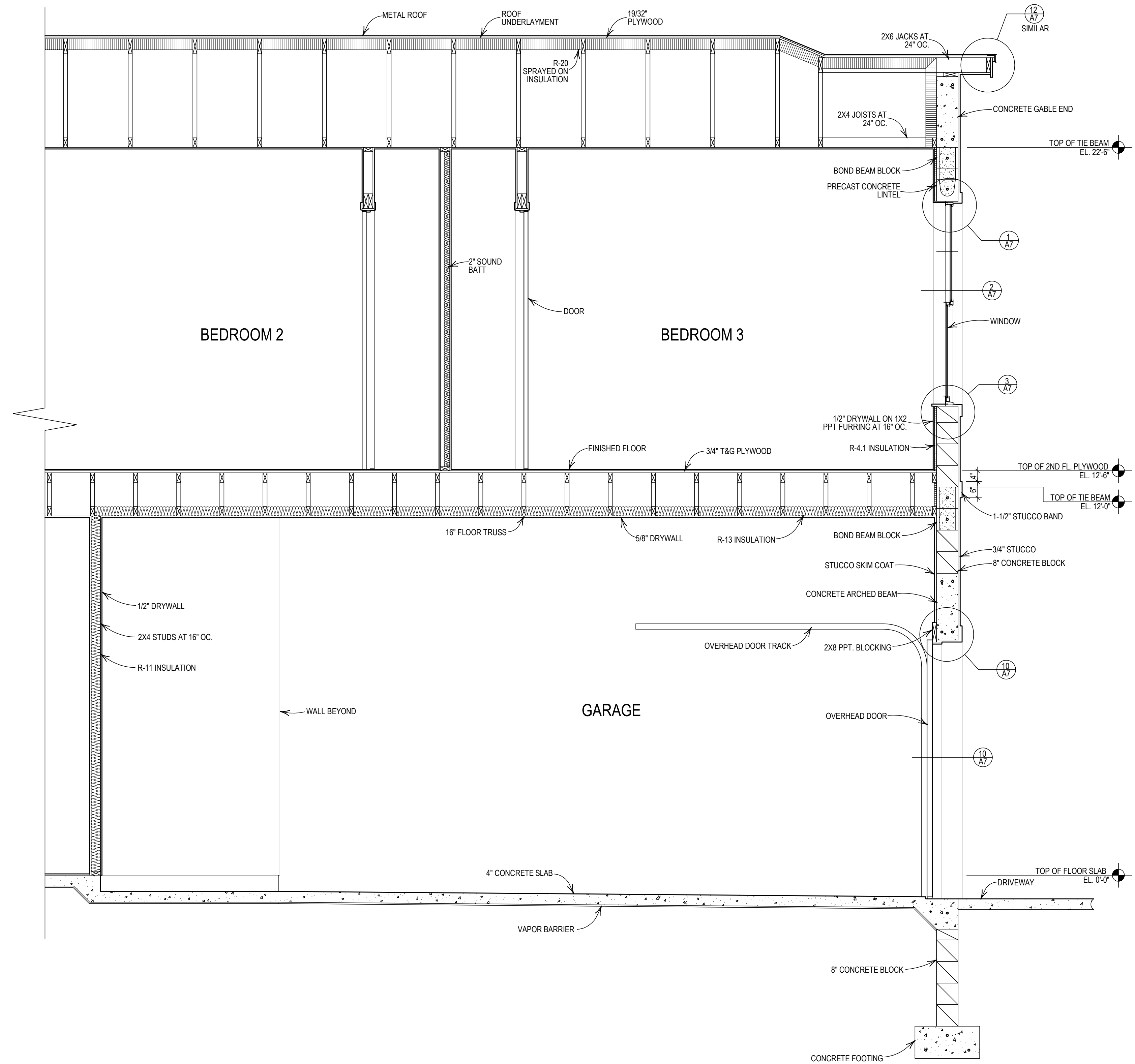
B
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SECTION
 SCALE 1/4" = 1'-0"

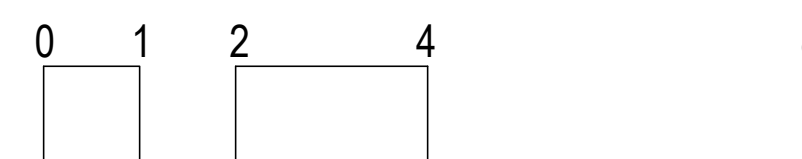
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BALCONY SECTION C
A6



GARAGE SECTION D
A6



SECTION
SCALE 1/4" = 1'-0"

PROPOSED HOUSE FOR
MR. MICHAEL BATES
COCOANUT AVE.
JUNO BEACH, FL 33408

CORY S. CROSS
ARCHITECT
A/R 1/2/24
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-0960

REVISIONS

DRAWN CC
CHECKED CSC
DATED 4/13/26
PROJECT 25009
SHEET

A6

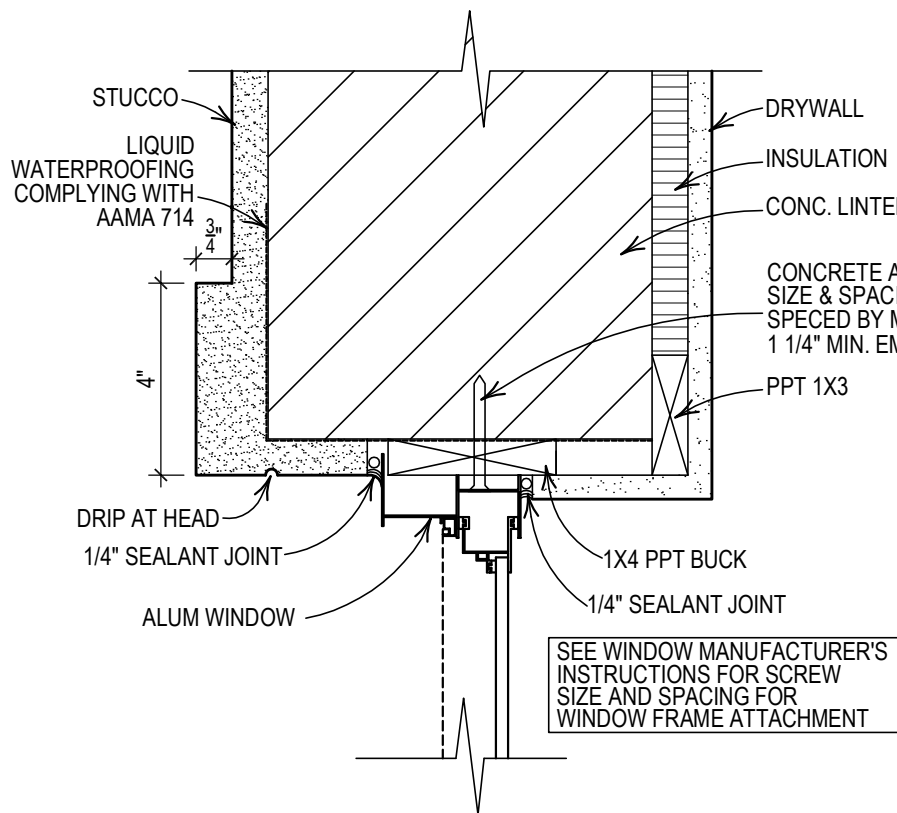
PROPOSED HOUSE FOR
MR. MICHAEL BATES
COCOANUT AVE.
JUNO BEACH, FL 33408

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-0960

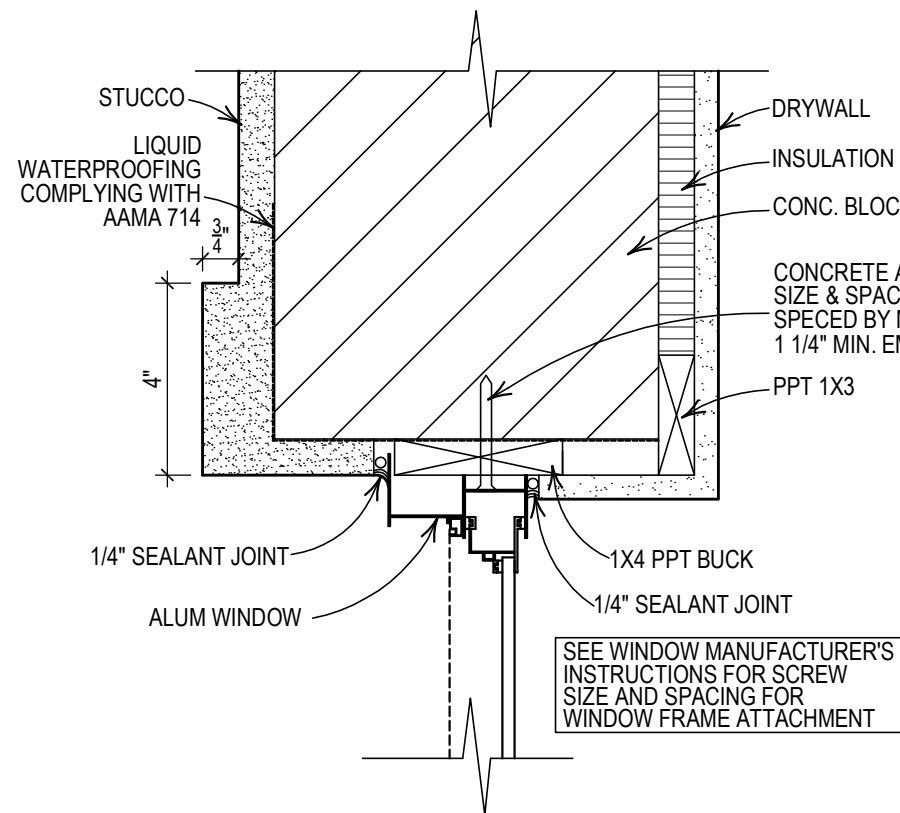
REVISIONS

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DATED 4/13/26
PROJECT 25009
SHEET

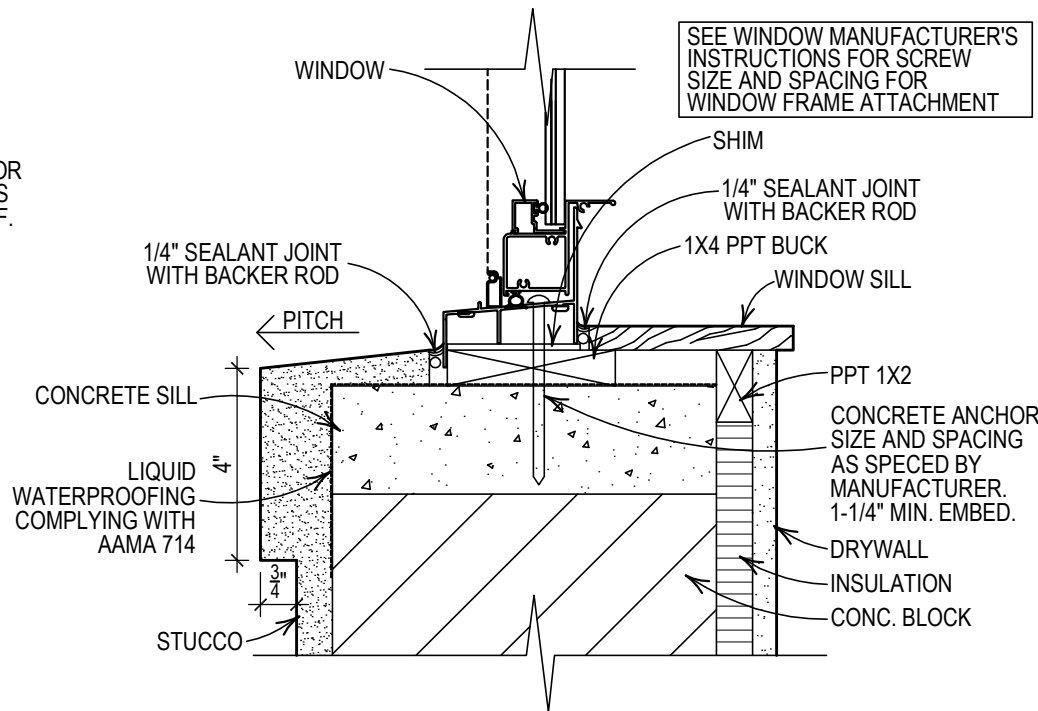
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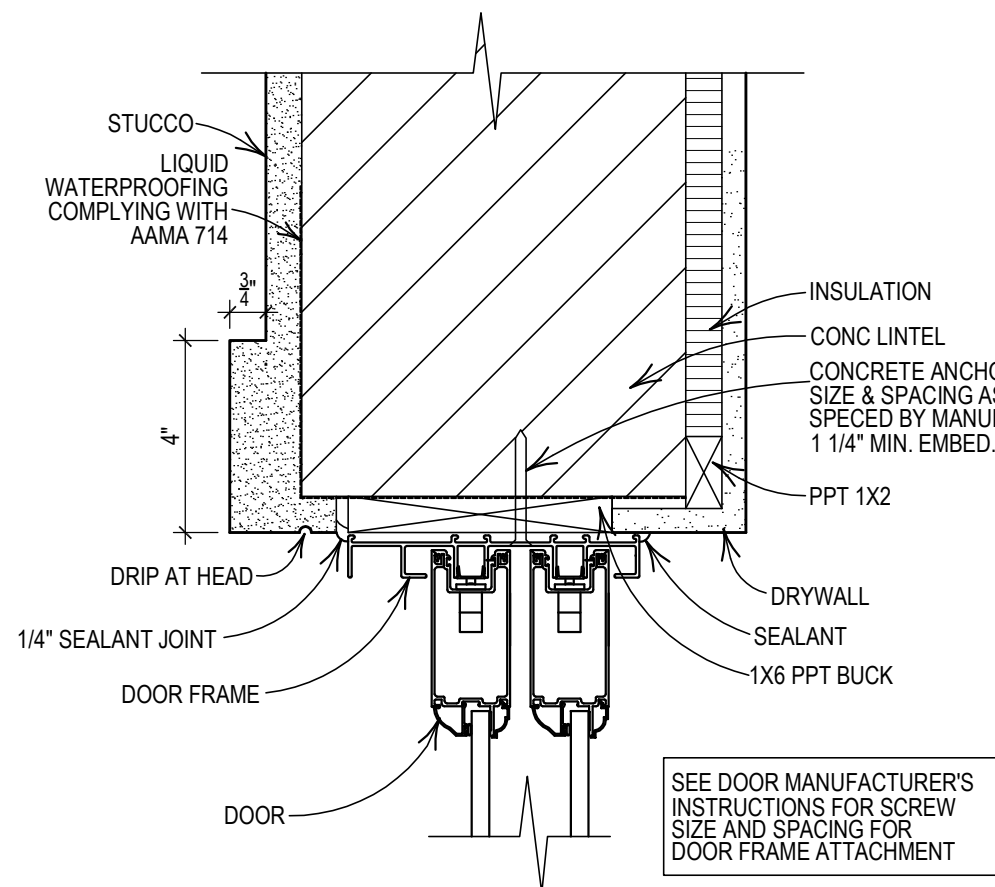
WINDOW HEAD 1
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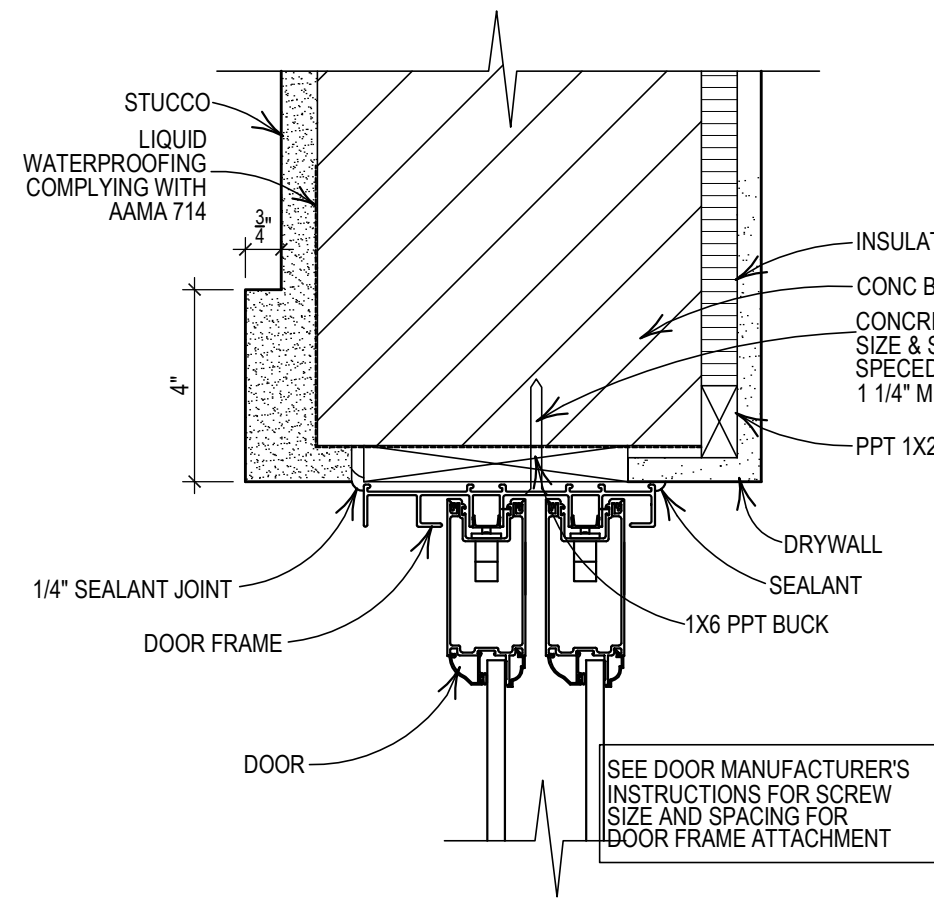
WINDOW JAMB 2
SCALE 3" = 1'-0" A7



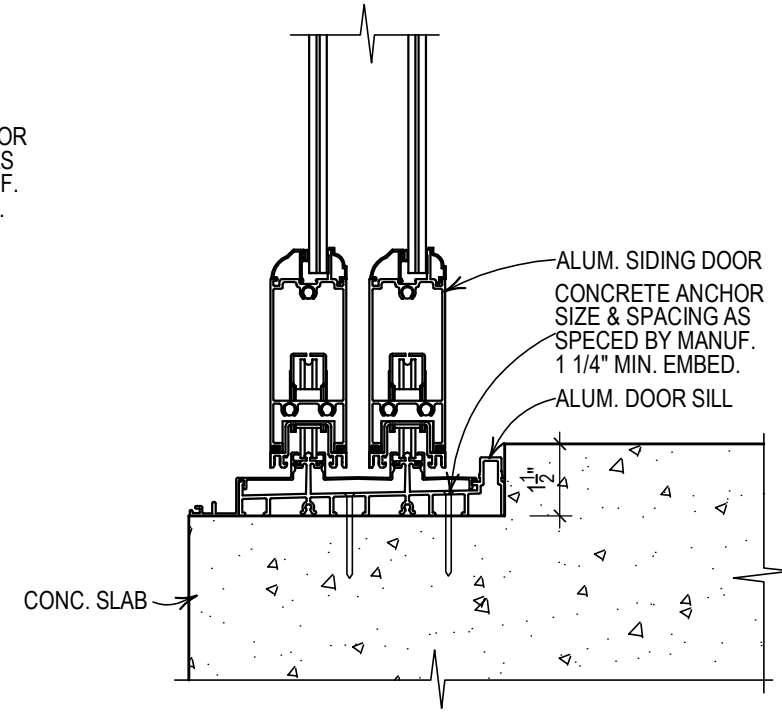
WINDOW SILL 3
SCALE 3" = 1'-0" A7



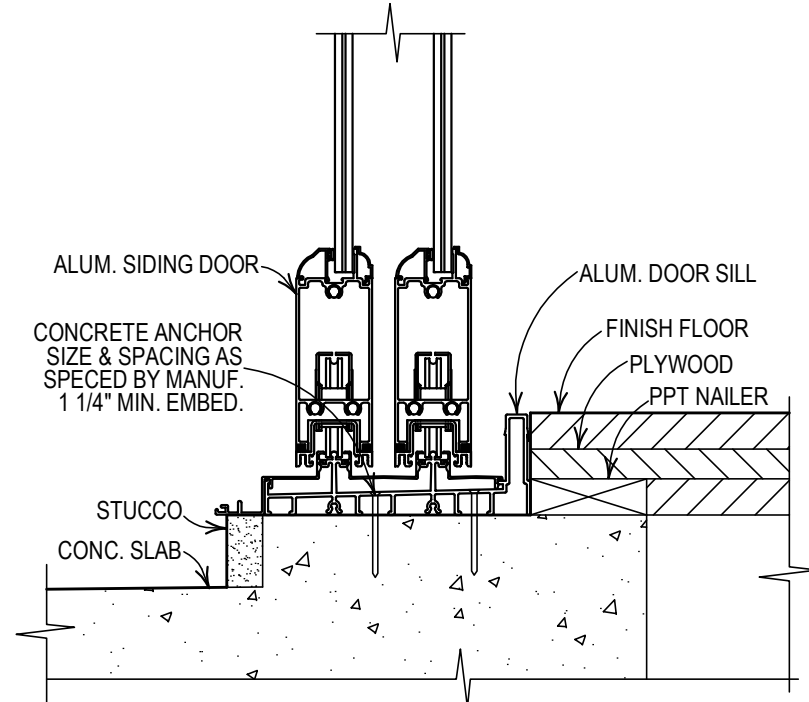
SLIDING DOOR HEAD 4
SCALE 3" = 1'-0" A7



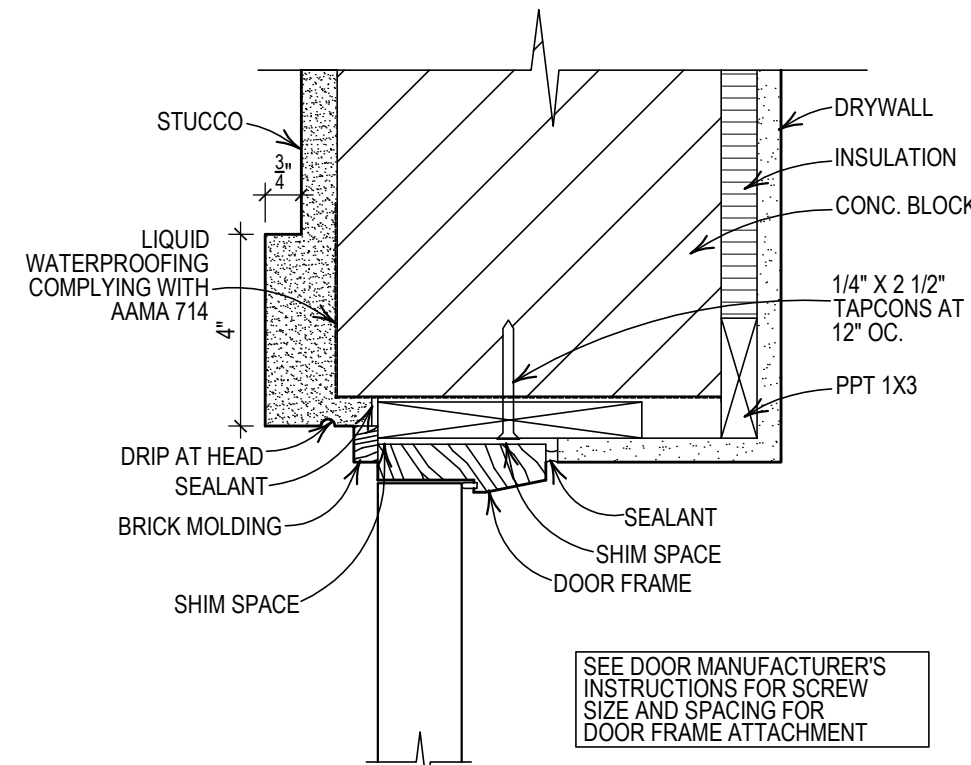
SLIDING DOOR JAMB 5
SCALE 3" = 1'-0" A7



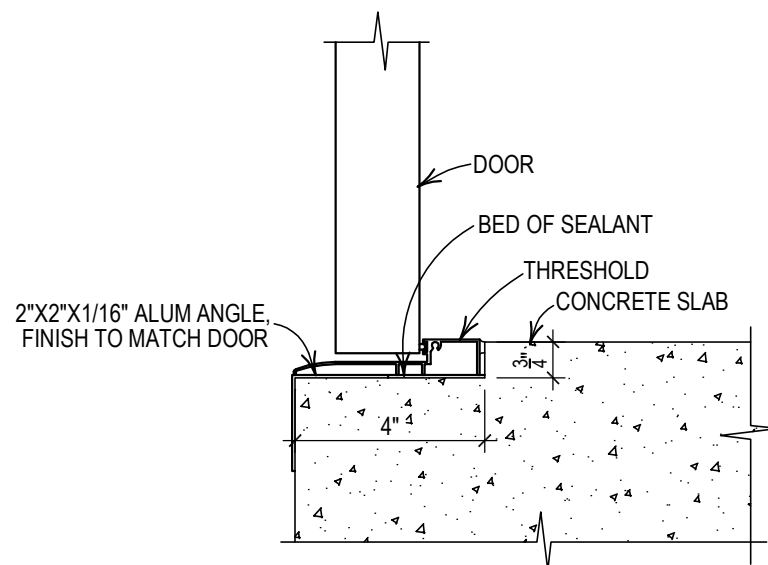
SLIDING DOOR THRESHOLD 6
SCALE 3" = 1'-0" A7



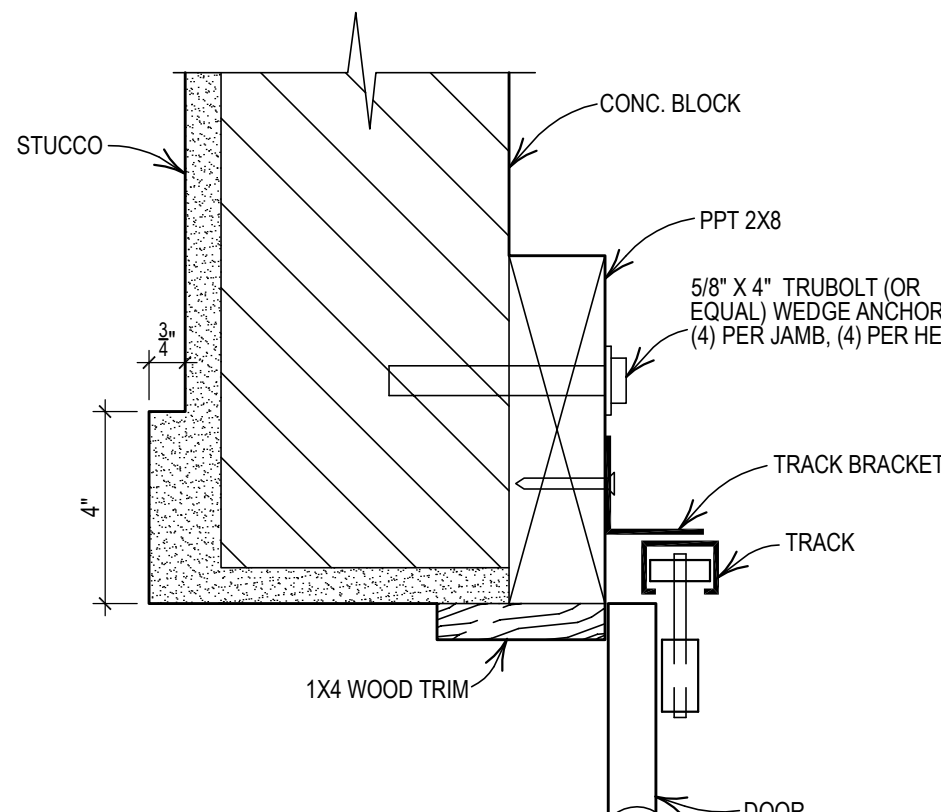
SLIDING DOOR THRESHOLD 7
SCALE 3" = 1'-0" A7



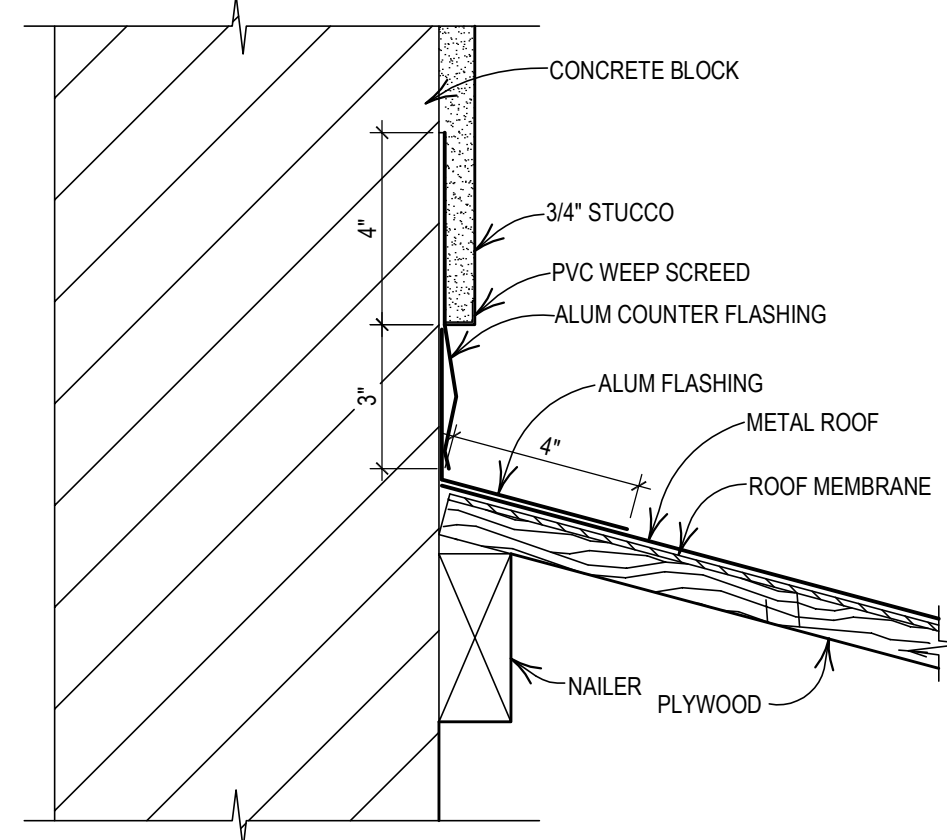
EXTERIOR DOOR HEAD/JAMB 8
SCALE 3" = 1'-0" A7



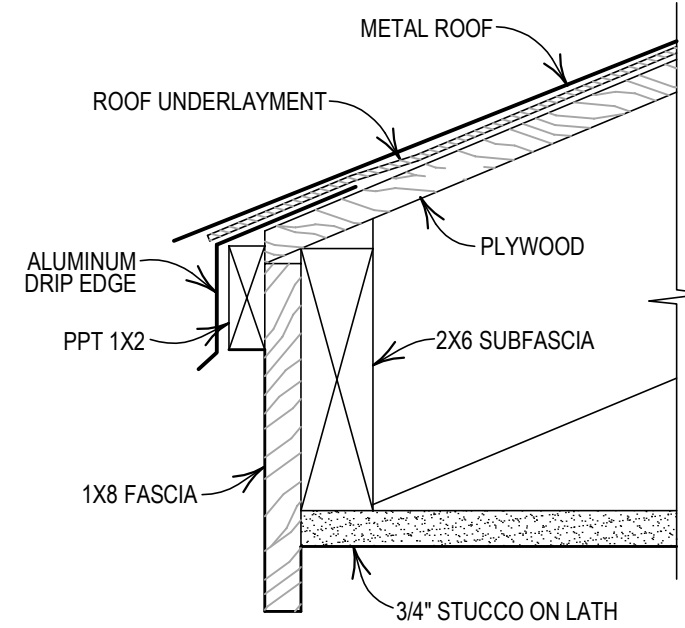
EXTERIOR DOOR THRESHOLD 9
SCALE 3" = 1'-0" A7



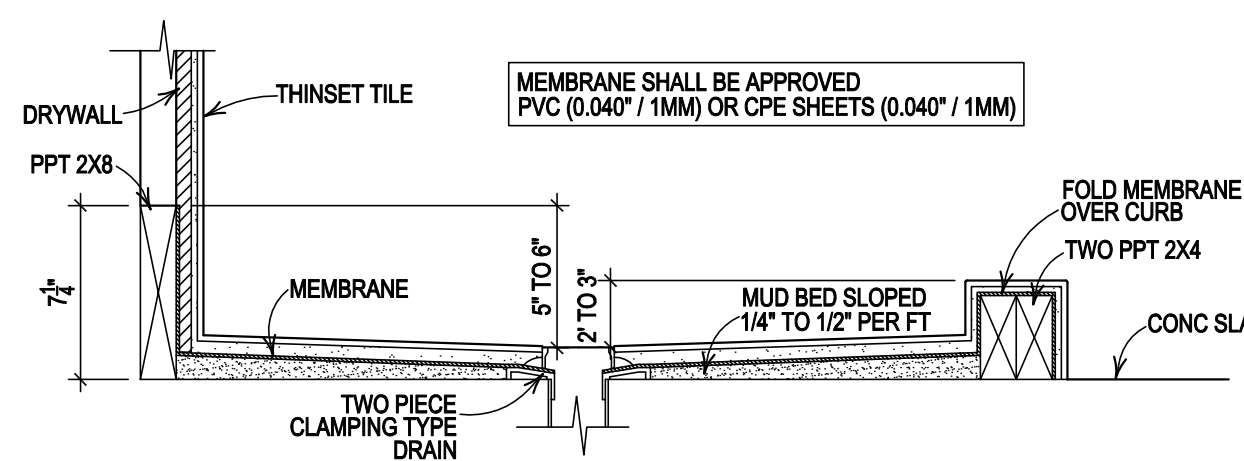
OVERHEAD DOOR HEAD/JAMB 10
SCALE 3" = 1'-0" A7



ROOF TO WALL FLASHING 11
SCALE 3" = 1'-0" A7



FASCIA 12
SCALE 3" = 1'-0" A7



SHOWER PAN A
SCALE 1-1/2" = 1'-0" A7

FLUID MEMBRANE FLASHING

APPLY FLUID MEMBRANE FLASHING, COMPLYING WITH AAMA 714, TO ALL DOOR AND WINDOW OPENINGS. APPLY PER MANUFACTURER'S INSTRUCTIONS.

DETAILS



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Item #3.

Ron DeSantis
Governor

Jeanette Nufiez
Lt. Governor

Shawn Hamilton
Secretary

Project Name: New Jupiter Heights

Permittee/Authorized Entity:

Robert Sunstone
201 North First Street
Hampton, VA 23664
Email: rsunstone@gmail.com

Authorized Agent:

Isiminger & Stubbs Engineering, Inc.
c/o Charlie Isiminger
Email: cisiminger@coastal-engineers.com

Environmental Resource Permit - Granted

State-owned Submerged Lands Authorization – Not Applicable

**U.S. Army Corps of Engineers / Section 404 Authorization – Separate Authorization
Required**

Permit No.: 50-402499-002-EI

Permit Issuance Date: April 14, 2022

Permit Construction Phase Expiration Date: April 14, 2027

Environmental Resource Permit

Permit No.: 50-0402499-002-EI

PROJECT LOCATION

The activities authorized by this Permit are located within unnamed wetlands, Class III Waters, within Parcel ID: 28-43-41-28-10-015-0030 on Cocoanut Avenue, Juno Beach, in Section 28, Township 41 South, Range 43 East, in Palm Beach County (Latitude N 26°52'43", Longitude W -80°03'29").

PROJECT DESCRIPTION

This permit authorizes the installation of an approximate 81 ln. ft. retaining wall and the filling of approximately 4,698 sq. ft. (0.11-acres) of wetlands for the construction of a single-family residence.

This permit authorizes 4,698 ft² of impacts to wetland or other surface waters. To offset unavoidable adverse impacts to 0.11 acres of wetlands or other surface waters, the permittee has elected to purchase 0.02 mitigation credits from the Loxahatchee Mitigation Bank. The permittee has submitted proof of purchase of the required mitigation credits prior to impacting the wetlands.

AUTHORIZATIONS

Environmental Resource Permit

The Department has determined that the activity qualifies for an Environmental Resource Permit. Therefore, the Environmental Resource Permit is hereby granted, pursuant to Part IV of Chapter 373, Florida Statutes (F.S.), and Chapter 62-330, Florida Administrative Code (F.A.C.).

Sovereignty Submerged Lands Authorization

The activity does not require further authorization under chapter 253 of the Florida Statutes, or chapters 18-20 or 18-21 of the Florida Administrative Code.

Federal Authorization/State 404 Authorization

Your proposed activity as outlined on your application and attached drawings does not qualify for Federal authorization. As of Dec. 22, 2020, Florida has assumed authority to administer the dredge and fill permitting program under Section 404 of the federal Clean Water Act within certain waters in the state "assumed waters."

Your application was not reviewed under the State 404 Permitting Program because the application was submitted prior to the implementation of this program. If you do not already have a permit or other letter from the U.S. Army Corps of Engineers (USACE) under Section 404 of the clean Water Act, or if you do not have a pending application with the USACE for a 404 permit, you may need to apply to DEP for a separate 404 Permit or Permit Determination.

Authority for review - an agreement with the USACOE entitled "Coordination Agreement Between the U. S. Army Corps of Engineers (Jacksonville District) and the Florida Department of Environmental Protection (or Duly Authorized Designee), State Programmatic General Permit", Section 10 of the Rivers and Harbor Act of 1899, and Section 404 of the Clean Water Act.

Coastal Zone Management

Issuance of this authorization also constitutes a finding of consistency with Florida's Coastal Zone Management Program, as required by Section 307 of the Coastal Zone Management Act.

Project Name: New Jupiter Heights

Permit No.: 50-0402499-002-EI

Page 2 of 11

Water Quality Certification

This permit also constitutes a water quality certification under Section 401 of the Clean Water Act, 33 U.S.C. 1341.

Other Authorizations

You are advised that authorizations or permits for this activity may be required by other federal, state, regional, or local entities including but not limited to local governments or municipalities. This permit does not relieve you from the requirements to obtain all other required permits or authorizations.

The activity described may be conducted only in accordance with the terms, conditions and attachments contained in this document. Issuance and granting of the permit and authorizations herein do not infer, nor guarantee, nor imply that future permits, authorizations, or modifications will be granted by the Department.

PERMIT CONDITIONS

The activities described must be conducted in accordance with:

- **The Specific Conditions**
- **The General Conditions**
- **The limits, conditions and locations of work shown in the attached drawings**
- **The term limits of this authorization**

You are advised to read and understand these conditions and drawings prior to beginning the authorized activities, and to ensure the work is conducted in conformance with all the terms, conditions, and drawings herein. If you are using a contractor, the contractor also should read and understand these conditions and drawings prior to beginning any activity. Failure to comply with these conditions, including any mitigation requirements, shall be grounds for the Department to revoke the permit and authorization and to take appropriate enforcement action.

Operation of the facility is not authorized except when determined to be in conformance with all applicable rules and this permit authorization, as described.

SPECIFIC CONDITIONS- PROJECT FORMS & ATTACHMENTS

(1) The attached project drawings (sheets 1 through 3); and DEP forms 62-330.310(3), 62-330.310(1); 62-330.310(2); 62-330.340(1); and 62-330.350(1), which may be downloaded at <http://www.dep.state.fl.us/water/wetlands/erp/forms.htm> become part of this permit. If the permittee does not have access to the Internet, please contact the Department at (561) 681-6600 to request the aforementioned forms and/or document(s).

(2) If the attached permit drawings conflict with the specific conditions, then the specific conditions shall prevail.

SPECIFIC CONDITIONS - PRIOR TO CONSTRUCTION

(3) After selection of the contractor to perform the authorized activities and prior to the initiation of any work authorized by this permit, the permittee (or authorized agent) and the contractor shall

Project Name: New Jupiter Heights

Permit No.: 50-0402499-002-EI

Page 3 of 11

attend a pre-construction conference with a representative of the Department. It shall be the responsibility of the permittee to contact the Department's Compliance Assistance Program, by email SED_Compliance@FloridaDEP.gov, or by phone (561) 681-6600, to schedule the pre-construction conference.

(4) The permittee shall ensure that the permit conditions are explained to all construction personnel working on the project and for providing each contractor and subcontractor with a copy of this permit before the authorized work begins.

(5) Prior to the initiation of any work authorized by this permit, floating turbidity curtains with weighted skirts that extend to within one foot of the bottom shall be placed around the project site, and shall be maintained and remain in place for the duration of the project construction to ensure that turbid discharges do not occur outside the boundaries of the floating turbidity screens. The permittee shall be responsible for ensuring that turbidity control devices are inspected daily and maintained in good working order during all phases of construction authorized by this permit until all areas that were disturbed during construction are sufficiently stabilized to prevent turbid discharges.

SPECIFIC CONDITIONS – MITIGATION

(6) To offset unavoidable adverse impacts to 0.11 acres of wetlands, prior to any construction activities, the permittee has purchased 0.02 mitigation credits from Loxahatchee Mitigation Bank.

SPECIFIC CONDITIONS – CONSTRUCTION ACTIVITIES

(7) All storage or stockpiling of tools or material (i.e. lumber, pilings, debris, etc.) shall be limited to uplands or within the impact areas authorized by this permit.

(8) This permit authorizes permanent impacts to the wetland fill area shown on the permit drawings only (0.11 acres). No other wetland areas are authorized to be impacted, which includes but is not limited to clearing with the use of heavy equipment, filling, stockpiling of construction materials or excavation. The limits of impact shall be clearly marked during construction in a way which is visible and obvious to anyone performing work on-site, including someone operating heavy equipment.

(9) Any fill material used shall be clean fill and free of vegetative matter, trash, rebar, garbage, toxic or hazardous waste, or any other unsuitable materials. There shall be no storage or stockpiling of tools and materials (i.e., lumber, pilings, debris), within wetlands.

(10) Silt fences or equivalent sediment controls are required for all side slope and downslope boundaries of the construction area.

SPECIFIC CONDITIONS – MONITORING/REPORTING REQUIREMENTS

(11) Turbidity levels outside the construction area shall not exceed 0 NTU's above background levels. The following measures shall be taken immediately by the permittee whenever turbidity levels within waters of the State surrounding the project site exceed 0 NTUs above background:

- a. Notify the Department at (561) 681-6600 at the time the violation is first detected.

- b. Immediately cease all work contributing to the water quality violation.
- c. Stabilize all exposed soils contributing to the violation. Modify the work procedures that were responsible for the violation, install more turbidity containment devices, and repair any non-functional turbidity containment devices.
- d. As required, perform turbidity monitoring per Specific Conditions.
- e. Resume construction activities once turbidity levels outside turbidity curtains fall below 0 NTUs.

(12) Turbidity Monitoring: Water turbidity levels shall be monitored if a turbidity plume is observed outside the limits of the required turbidity control devices. Samples shall be taken every four hours until turbidity subsides at one foot above the bottom, mid-depth, and one-foot below the surface at monitoring stations located as follows:

- a. Approximately 100 feet up-current of the work sites and clearly outside the influence of construction activities. (This shall serve as the natural background sample against which other turbidity readings shall be compared.)
- b. Directly outside the turbidity curtains surrounding the work sites and within the densest portion of any visible turbidity plume. (This sample shall serve as the compliance sample.)

(13) Turbidity Monitoring Reports: During dock construction activities, the permittee or permittee's contractor shall collect the following turbidity monitoring data at the frequency and water depths directed by the Specific Condition above:

- a. Date and time of sampling event
- b. Turbidity sampling results (background NTUs, compliance NTUs, and the difference between them)
- c. Description of data collection methods
- d. An aerial map indicating the sampling locations
- e. Depth of sample(s)
- f. Weather conditions at times of sampling
- g. Tidal stage and direction of flow

Data shall be collected in a turbidity log and shall include a statement by the individual responsible for implementation of the sampling program attesting to the authenticity, precision, limits of detection, and accuracy of the data. The turbidity log shall be scanned and sent on a weekly basis to the Department's ERP Compliance Assurance Program via email at SED_Compliance@FloridaDEP.gov. The subject line of the email shall include the project name, permit number, and the title "Turbidity Monitoring Reports."

SPECIFIC CONDITIONS – LISTED SPECIES

(14) This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the

appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

GENERAL CONDITIONS FOR INDIVIDUAL PERMITS

The following general conditions are binding on all individual permits issued under chapter 62-330, F.A.C., except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate project-specific conditions.

(1) All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

(2) A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

(3) Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector’s Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

(4) At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), “Construction Commencement Notice,” [October 1, 2013], which is incorporated by reference in paragraph 62-330.350(1)(d), F.A.C., indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

(5) Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

(6) Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

- a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex – “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or
- b. For all other activities – “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].
- c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

(7) If the final operation and maintenance entity is a third party:

- a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
- b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

(8) The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

(9) This permit does not:

- a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
- b. Convey to the permittee or create in the permittee any interest in real property;
- c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
- d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

(10) Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

(11) The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

(12) The permittee shall notify the Agency in writing:

- a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

(13) Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

(14) If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

(15) Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

(16) The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

(17) This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

(18) A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing

process is designed to formulate final agency action, the subsequent order may modify or take a different position than this action.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. You cannot justifiably rely on the finality of this decision unless notice of this decision and the right of substantially affected persons to challenge this decision has been duly published or otherwise provided to all persons substantially affected by the decision. While you are not required to publish notice of this action, you may elect to do so pursuant Rule 62-110.106(10)(a).

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do

not publish notice of this action, this waiver may not apply to persons who have not received a clear point of entry.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Executed in West Palm Beach, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin, MSEM
Permitting Program Administrator
Southeast District

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Norva Blandin MSEM, Danielle Sattelberger, Kaitlyn Mallett, David Carey-Kearny, Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

	04/14/2022
Clerk	Date

Attachments:

Project Drawings and Design Specs., 3 pages

Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit Form 62-330.310(3)*

As-built Certification and Request for Conversion to Operational Phase Form 62-330.310(1)*

Request for Transfer to the Perpetual Operation Entity Form 62-330.310(2)*

Request to Transfer Permit Form 62-330.340(1)*

Commencement Notice Form 62-330.350(1)*

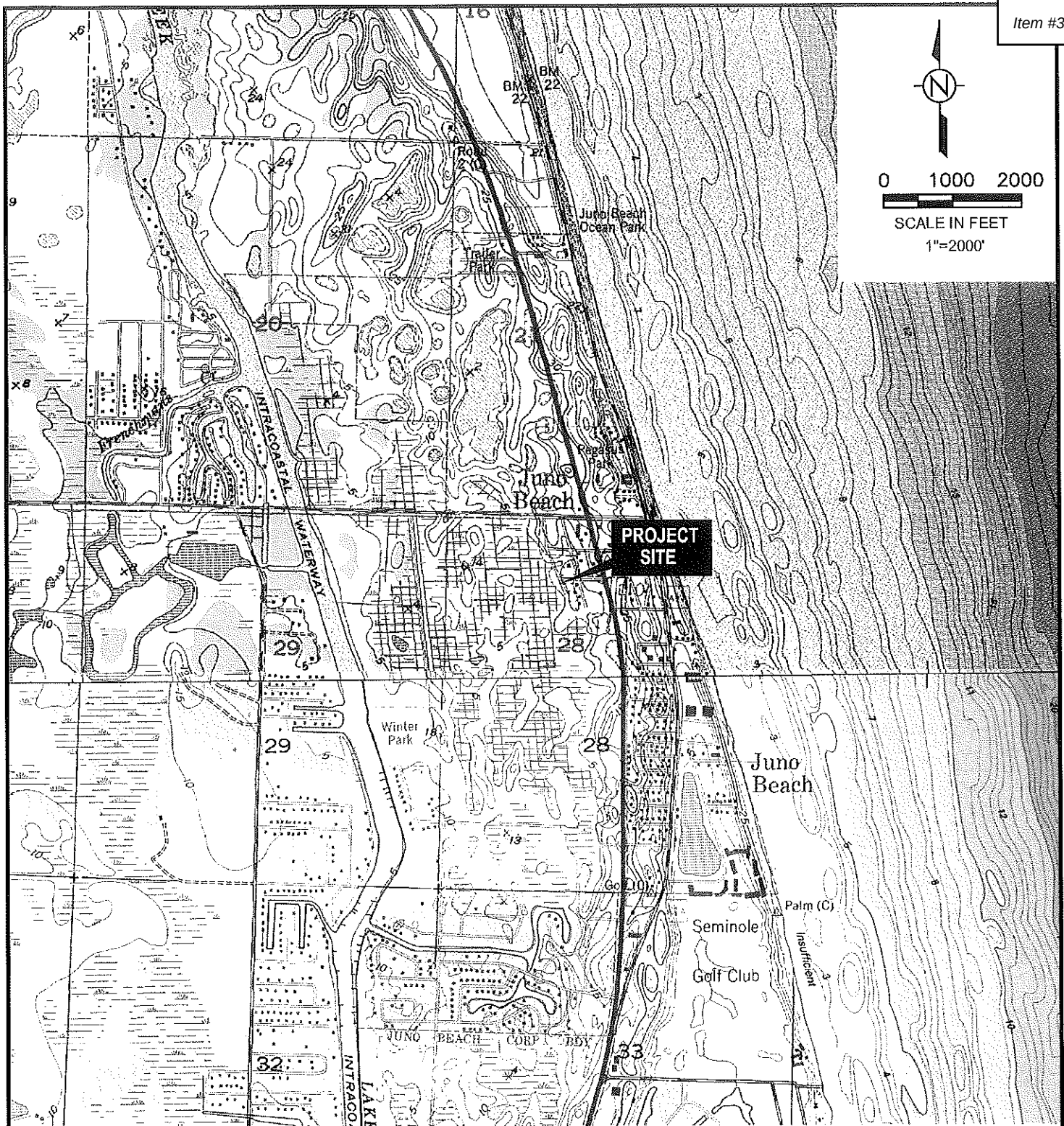
*Can be downloaded at: <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/content/forms-environmental-resource>



0 1000 2000

SCALE IN FEET

1"=2000'

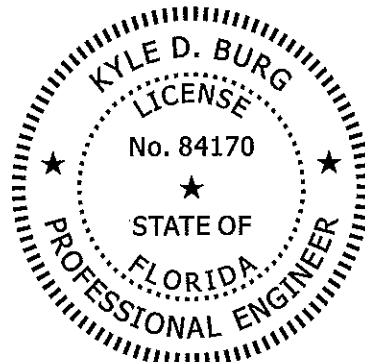


TAKEN FROM U.S.G.S. RIVIERA BEACH & JUPITER, FLORIDA QUADRANGLE

SEC: 28 TWP: 41S RGE: 43E

LAT: 26° 52' 43" N

LONG: 080° 03' 29" W



VICINITY MAP

**ISIMINGER & STUBBS
ENGINEERING, INC.**

COASTAL • ENVIRONMENTAL • MARINE

REGISTRATION NUMBER 6114

P.O. BOX 14702 - NORTH PALM BEACH, FL. 33408 - 561-881-0003

PROPOSED RETAINING WALL & WETLAND FILL
NEW JUPITER HEIGHTS

PCN: 28-43-41-28-10-015-0030

TOWN OF JUNO BEACH, PALM BEACH COUNTY, FL
APPLICANT: JAMES, LAURA & ROBERT SUNSTONE

DATE	4/21	DRAWN	TCR	CHKD	MDB	APPRVD	KDB
------	------	-------	-----	------	-----	--------	-----

DWG NO. 20240A1

SHEET

COMPUTER FILE NO.

20240A

OF 3



0 10 20
SCALE IN FEET
1"=20'

WETLAND JURISDICTION LINE
CONFIRMED BY DEP STAFF ON 1/9/2021

APPROX. PROPERTY LINE

EXISTING SPOT ELEV.,
IN NAVD (TYP.)

EXISTING VACANT
SINGLE-FAMILY LOT

PROPOSED RETAINING
WALL (SCHEM., 81± L.F.)

WETLANDS TO REMAIN

APPROX. PROPERTY LINE

APPROX. PROPERTY LINE

COCOANUT AVENUE

TOP OF BANK

PROPOSED FILL IN WETLANDS TO
CONSTRUCT A SINGLE-FAMILY RESIDENCE
(4,698± S.F., 180± C.Y.)

PROPOSED
RETURN WALL (TYP.)

NOTES:

1. DATUM IS NAVD.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY
LEGACY SURVEYING AND MAPPING, INC., DATED 3/9/21, AND ON-SITE
OBSERVATIONS.
3. APPROXIMATE WETLAND JURISDICTION LINE BY ISMINGER & STUBBS
ENGINEERING, INC., FIELD WORK PERFORMED 12/16/20. JURISDICTION
LINE CONFIRMED BY DEP STAFF ON 1/9/21.

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.

PLAN VIEW

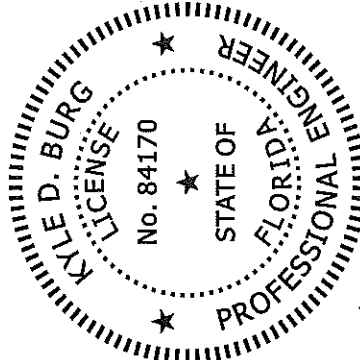


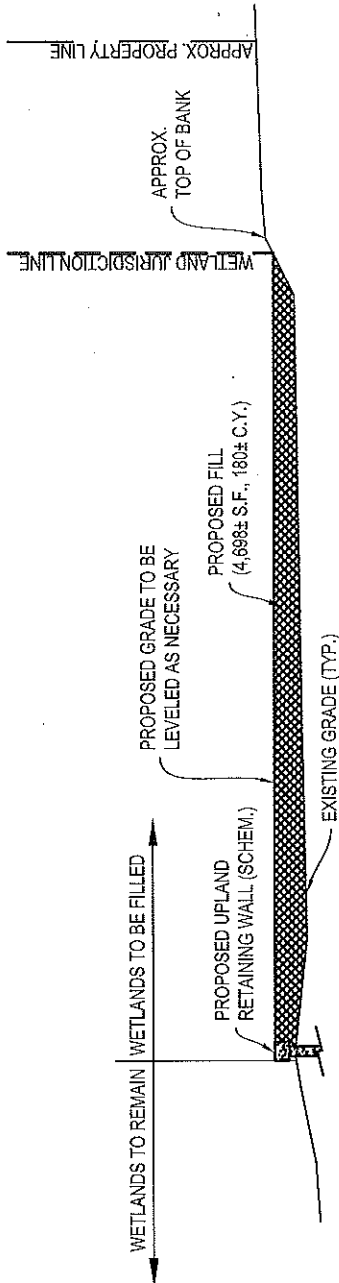
ISMINGER & STUBBS
ENGINEERING, INC.
COASTAL • ENVIRONMENTAL • MARINE
REGISTRATION NUMBER 8114
P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-581-0003

PROPOSED RETAINING WALL AND WETLAND FILL
NEW JUPITER HEIGHTS
PCN: 28-43-41-28-10-015-0030
TOWN OF JUNO BEACH, PALM BEACH COUNTY, FL
APPLICANT: JAMES, LAURA & ROBERT SUNSTONE

DATE	4/21	DRAWN	TCR	CHKD	MDB	APPRVD	KD
DWG NO.	20240A2						
COMPUTER FILE NO.	20240A						
SHEET	OF	3					

Item #3.



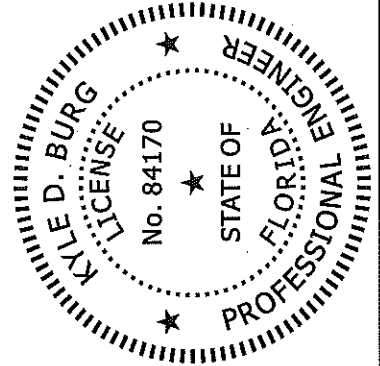


SECTION A-A



SECTION VIEW

 ISIMINGER & STUBBS ENGINEERING, INC. COASTAL • ENVIRONMENTAL • MARINE P.O. BOX 14702 • NORTH PALM BEACH, FL 33408 • 561-381-0003		PROPOSED RETAINING WALL AND WETLAND FILL NEW JUPITER HEIGHTS PCN: 28-43-41-28-10-015-0030 TOWN OF JUNO BEACH, PALM BEACH COUNTY, FL APPLICANT: JAMES, LAURA, & ROBERT SUNSTONE						
		DATE	4/21	DRAWN	TCR	CHKD	MDB	APPRVD
DWG NO.	20240A3			SHEET		3		
COMPUTER FILE NO.				20240A		OF 3		



NOTES:

1. DATUM IS NAVD.
2. EXISTING LOCATIONS ARE APPROXIMATE BASED ON SURVEY BY LEGACY SURVEYING AND MAPPING, INC., DATED 3/9/21, AND ON-SITE OBSERVATIONS.
3. APPROXIMATE WETLAND JURISDICTION LINE LOCATED BY ISIMINGER & STUBBS ENGINEERING, INC. FIELD WORK PERFORMED 12/16/20.

SKETCH SUBMITTED FOR ENVIRONMENTAL PERMIT REVIEW.
NOT INTENDED FOR CONSTRUCTION OR BUILDING PERMIT REVIEW.



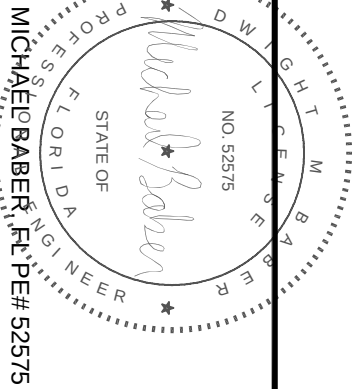
LOCATION MAP

PROJECT LOCATION



AERIAL

PROJECT SITE

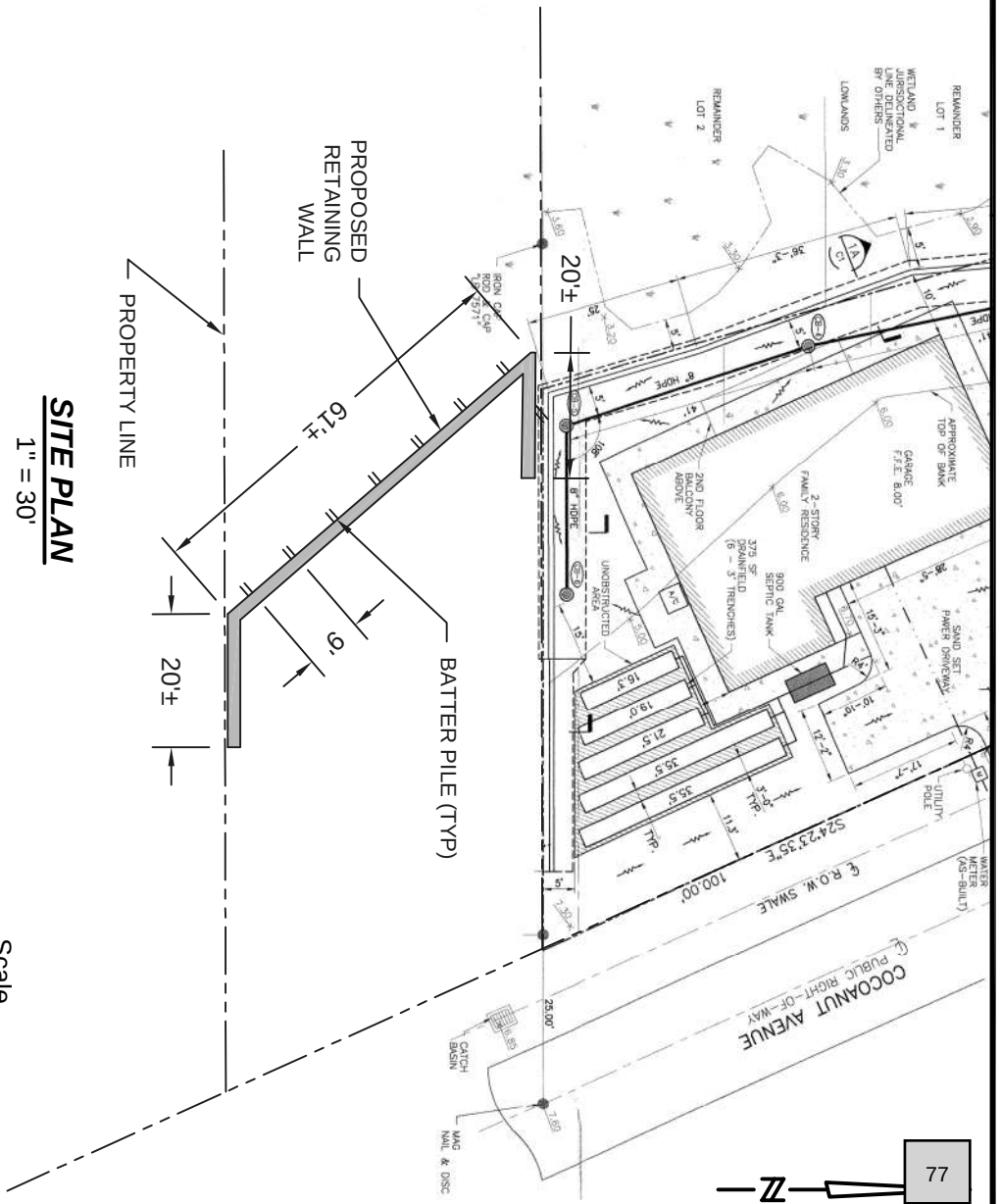


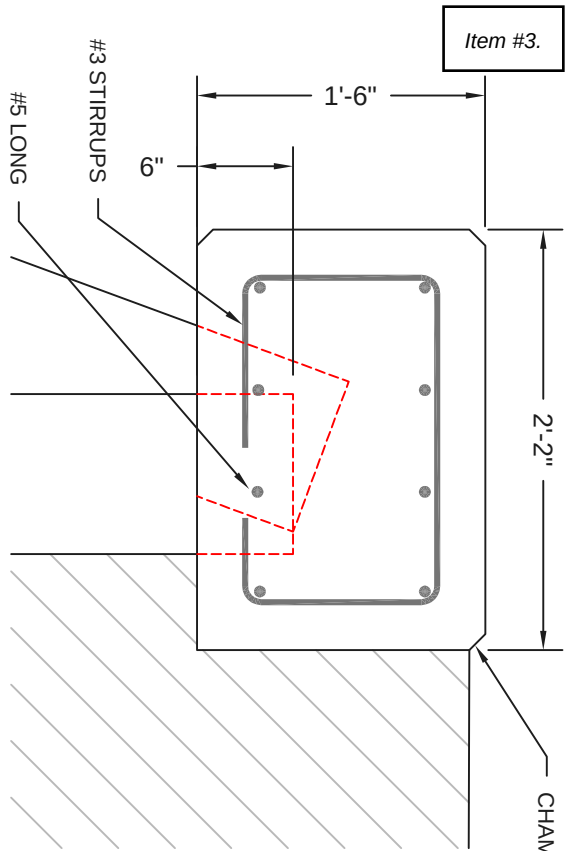
This item has been electronically signed and sealed by Dwight M. Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SCOPE OF WORK:
1. CONSTRUCT NEW RETAINING WALL

RETAINING WALL
MICHAEL BATES
COCOANUT AVE
JUNO BEACH, FL
MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

DATE	REVISIONS	SHEET 1 OF 3
5/21/25	INITIAL DRAWINGS COMPLETED	

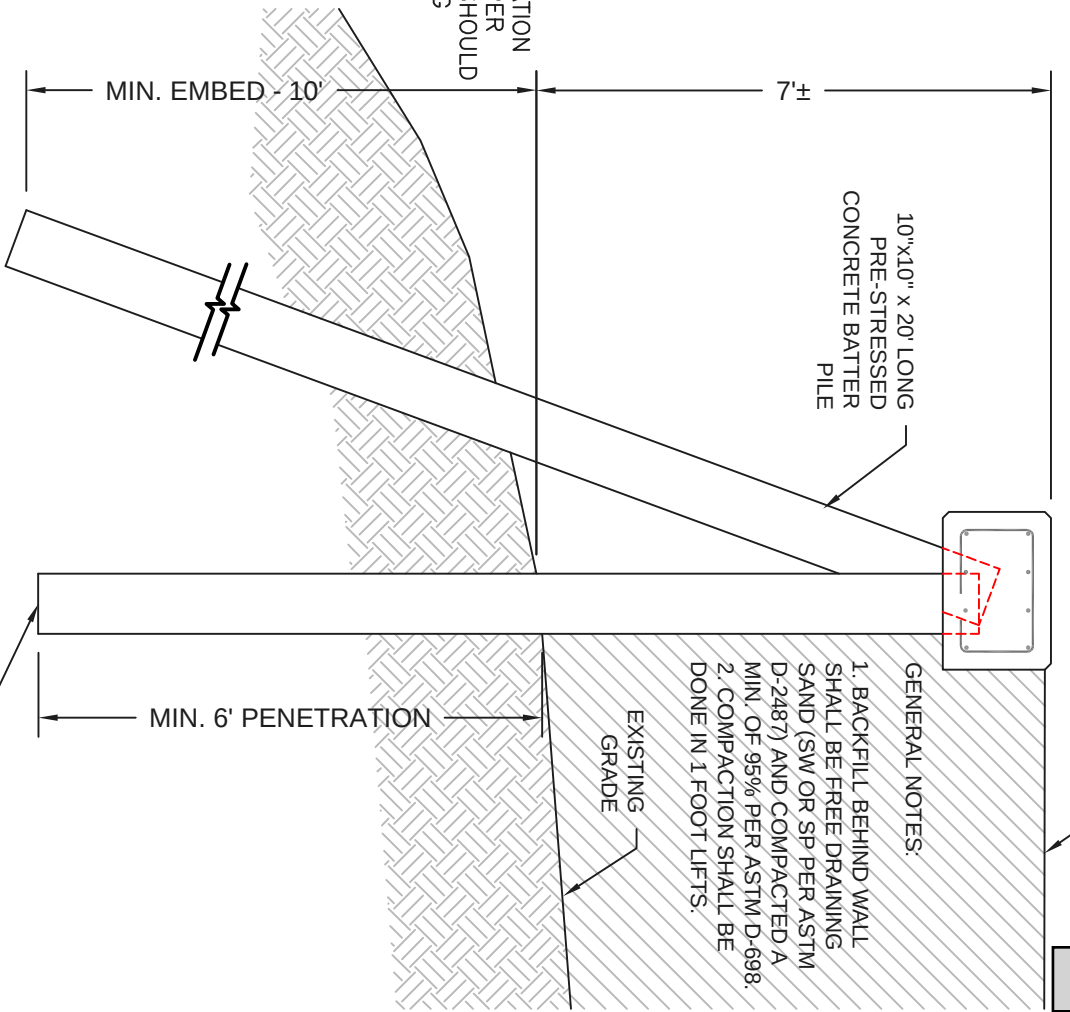




CAP DETAIL

1" = 1'-0"

BATTER PILE PENETRATION TO BE DETERMINED PER SOIL STRATA. PILES SHOULD ACHIEVE MIN. BEARING CAPACITY OF 10K.



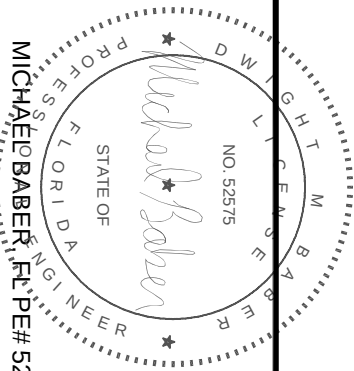
GENERAL NOTES:

1. BACKFILL BEHIND WALL SHALL BE FREE DRAINING SAND (SW OR SP PER ASTM D-2487) AND COMPACTED A MIN. OF 95% PER ASTM D-698.
2. COMPACTION SHALL BE DONE IN 1 FOOT LIFTS.

GENERAL NOTES:

14' LONG SECTIONS OF CMI 850 SERIES (OR INDUSTRY EQUIVALENT) VINYL SHEET PILE.
CONCRETE PILECAP 26" X 18" WITH (8) #5 LONGITUDINAL AND #3 STIRRUPS AT 18" OC MAX. (LAYOUT AS SHOWN ON PLAN VIEW).
ALL STEEL COVERED A MINIMUM OF 2.5", INCLUDING TIE-WIRE.
CONCRETE TO BE IN ACCORDANCE TO DURABILITY REQUIREMENTS OF SECTION 1904 FLORIDA BUILDING CODE FOR SALT WATER EXPOSURE - WATER TO CEMENTITIOUS RATIO OF 0.4 AND COMPRESSIVE STRENGTH OF 5000 PSI. USE CORROSION INHIBITOR IN ALL MIXES. KEEP WET WHILE CURING. KEEP FORMS ON FOR A MINIMUM OF 7 DAYS.

ALL STEEL REINFORCEMENT GRADE 60.
LAP LENGTH FOR #5 - 30"



This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

RETAINING WALL

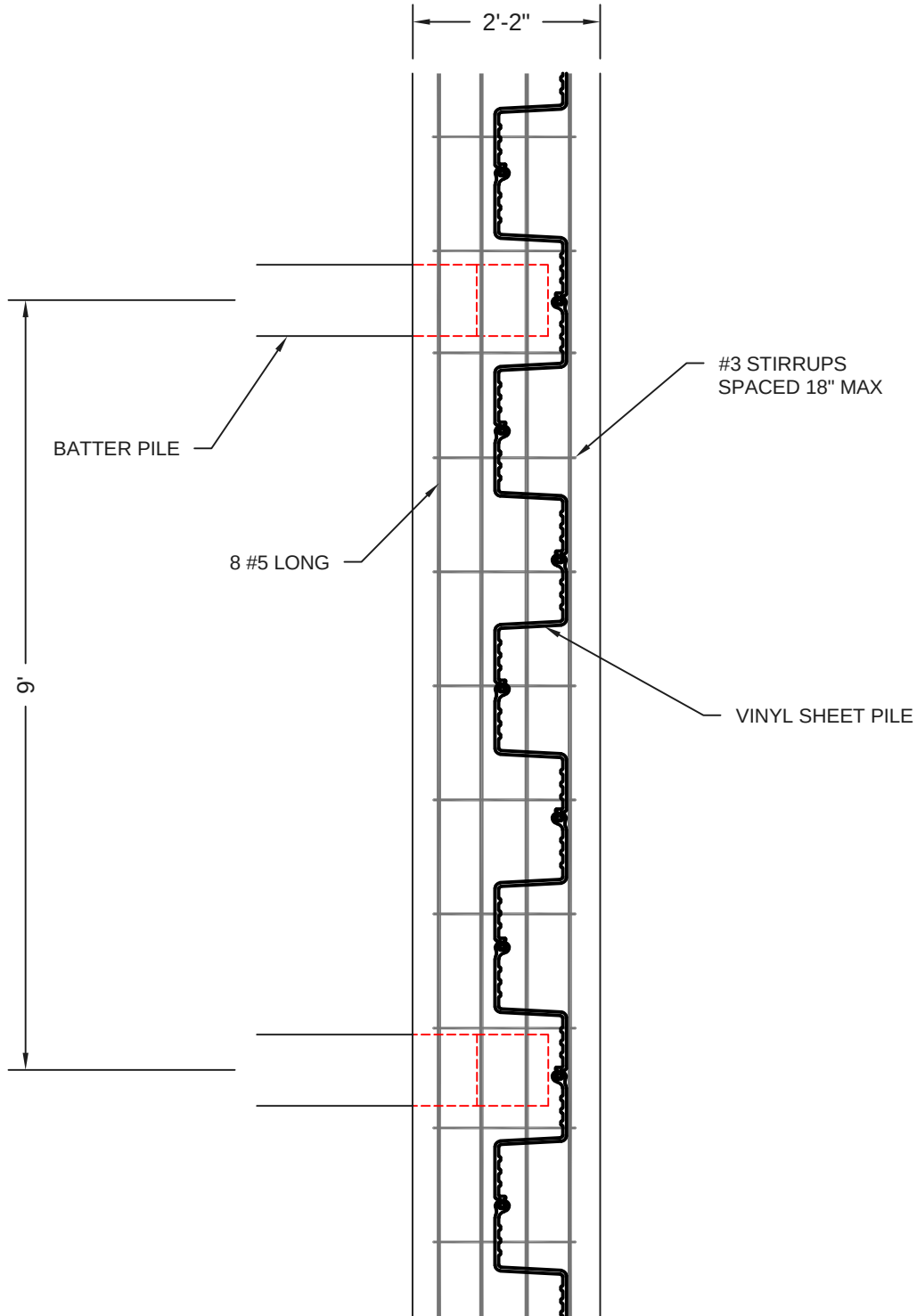
MICHAEL BATES
COCOANUT AVE
JUNO BEACH, FL

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

DATE	REVISIONS	SHEET 2 OF 3
5/21/25	INITIAL DRAWINGS COMPLETED	

WALL SECTION

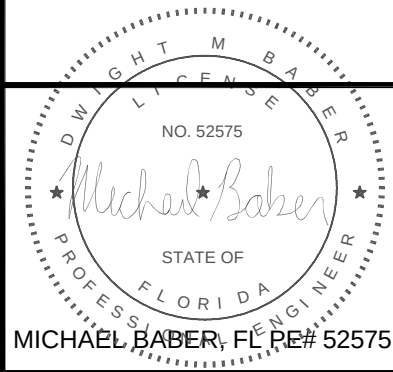
3/8" = 1'-0"



WALL PLAN DETAILS

1/2" = 1'-0"

SHEET 3 OF 3



This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

RETAINING WALL

MICHAEL BATES
COCOANUT AVE
JUNO BEACH, FL

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

DATE	REVISIONS
5/21/25	INITIAL DRAWINGS



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

April 7, 2025

Michael Bates
8232 Garden Catalina Circle, Apt. 1626
Lake Worth, FL 33467
Email: Mbates827@gmail.com

RE: File Name: New Jupiter Heights Transfer
Transfer of Permit No.: 50-0402499-002-EI
File No.: 50-0402499-003-EM

Dear Michael Bates:

The transfer of this permit to Michael Bates is hereby approved and effective as of the date of this letter. Please attach a copy of this letter and the enclosed transfer of permit to your permit and make them available on site during construction. When referring to this project, please use the file numbers indicated.

From Permittee:

Robert Sunstone
201 North First Street
Hampton, VA 23664

To Permittee:

Michael Bates
8232 Garden Catalina Circle, Apt. 1626
Lake Worth, FL 33467

This notice of transfer does not alter the original expiration date of April 14, 2027, the Specific or General Conditions, or the monitoring requirements of the permit. This letter must be attached to the original permit.

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Permittee: Michael Bates
Transfer of Permit No.: 50-0402499-002-EI
File No.: 50-0402499-003-EM
Page 4 of 4

Item #3.

Permittee: Michael Bates
Transfer of Permit No.: 50-0402499-002-EI
File No.: 50-0402499-003-EM
Page 5 of 4

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Norva Blandin, MSEM
Permitting Program Administrator
Southeast District

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this permit and all copies were sent on the filing date below to the following listed persons:

FDEP – Norva Blandin MSEM, Danielle Sattelberger, Juliana Hall, Hannah Blum,
Miranda Lopez
Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org
Robert Sunstone, Rsunstone@gmail.com

FILING AND ACKNOWLEDGMENT

FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

<i>Chloe Sigwart</i>	04/07/2025
Clerk	Date